

Katie Hobbs  
Governor



Elizabeth  
Alvarado-Thorson  
Director

## ARIZONA DEPARTMENT OF ADMINISTRATION

SCHOOL FACILITIES DIVISION  
100 NORTH FIFTEENTH AVENUE • SUITE 302  
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June 14, 2023

The Honorable John Kavanagh  
Joint Committee on Capital Review  
1716 West Adams  
Phoenix, Arizona 85007

Dear Senator Kavanagh:

A.R.S. §41-5702, subsection A, paragraph 8, requires the division to submit by June 15, demographic assumptions and a proposed construction schedule for individual projects approved in the current fiscal year and expected project approvals for the upcoming fiscal year to the Joint Committee on Capital Review.

During the FY 2023 Capital Plan cycle, the School Facilities Oversight Board (SFOB) approved new construction awards for six school districts (Agua Fria Union, Glendale Elementary, Liberty Elementary, Queen Creek Unified, Saddle Mountain Unified, and Snowflake Unified). Additionally, 22 projects were held for consideration for possible future funding.

Included in this report are:

- **Demographic Context**

This section includes a summary of the statewide new construction climate.

- **Board Approved Projects**
- **Projects Currently Scheduled for Approval in FY 2024**
- **Backup Information used in FY 2023 Capital Plan Cycle**

This section contains the ADM projections established for the districts that applied to the SFOB for new construction in their FY 2023 Capital Plans, and information that was used in the analyses.

All school districts are asked to submit student population projections in their capital plans even if they do not seek new school construction funds. This information is available on the SFOB website or upon request.

This report will also be posted on the SFOB website. Please feel free to contact me with any questions or comments.

Sincerely,



Elizabeth Alvarado-Thorson  
Director

cc: The Honorable Katie Hobbs, Governor  
The Honorable David Livingston, JLBC  
Selianna Chang, Education Policy Advisor  
Sarah Brown, OSPB Director  
Duncan Spilsbury, OSPB Staff  
Jack Brown, JLBC Staff  
Rebecca Perrera, JLBC Staff  
Members of the School Facilities Oversight Board

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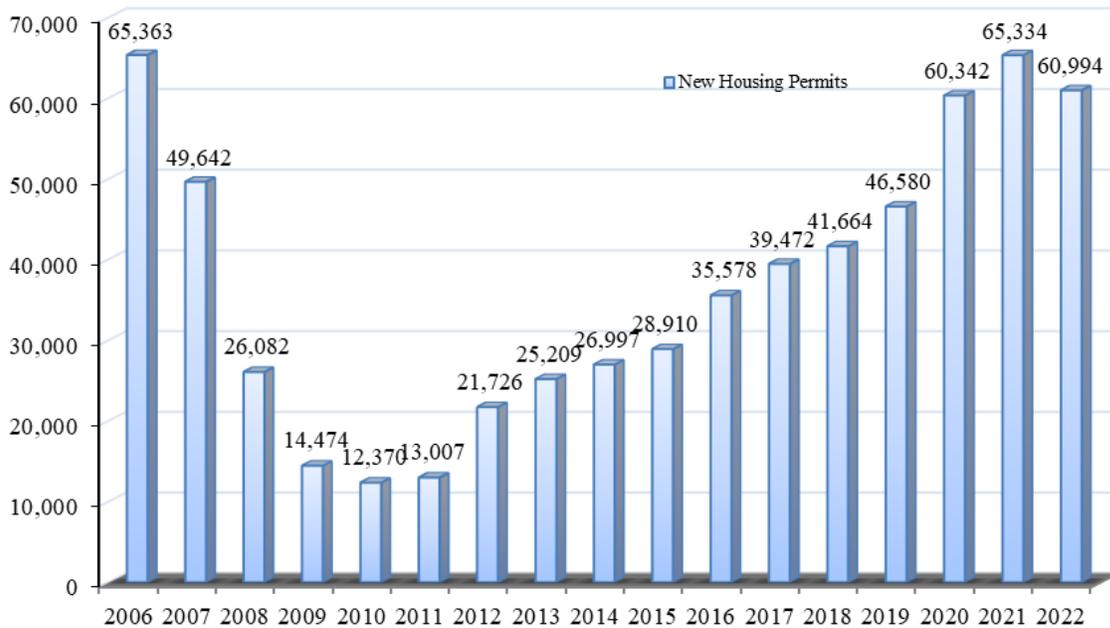
Demographic Context

## Economic and Demographic Context for New School Construction Updated June 6, 2023

### Overview of Arizona's Housing Market

Over the last decade, Arizona, which was ranked as the fourth fastest growing state in the nation in the 2020 decennial census, experienced significant changes in its demographic and economic makeup. Between 2010 and 2022, the state's population grew by 15.1%, from 6.4 million to 7.4 million (*American Community Survey, 2022*). Maricopa County, the fourth most populous county in the nation, added 734,407 people, or 19.2%, since the 2010 Census to July 2022, and now has a population of 4.6 million (*American Community Survey, 2022*). As of July 2022, the Phoenix-Mesa-Chandler metropolitan statistical area had a population of 5,015,678 and ranked as the 10th most populous metropolitan area in the country (*American Community Survey, 2022*).

**Chart 1: New Residential Housing Units Authorized in Arizona, 2006–2022**

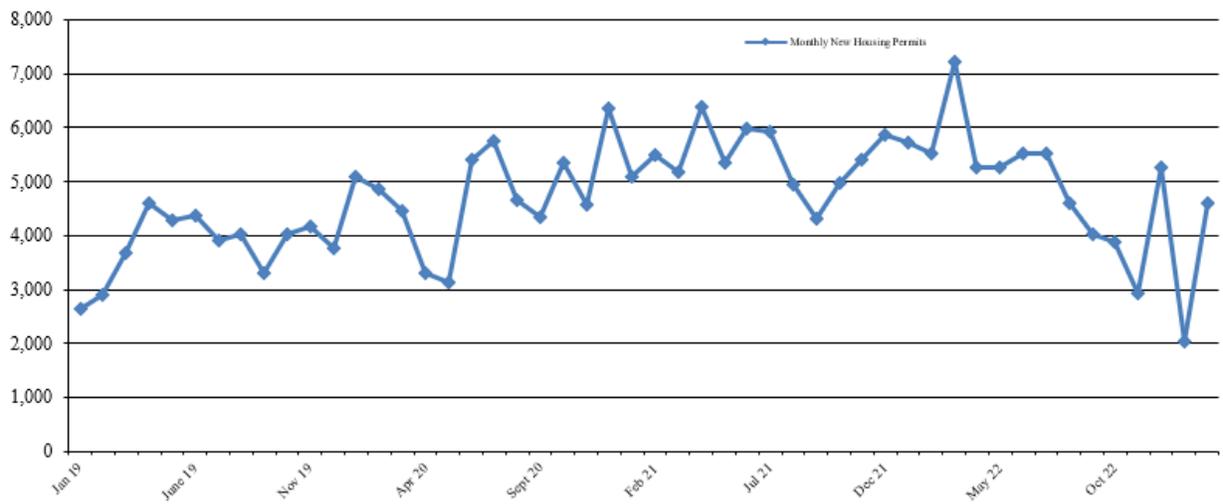


Source: U.S. Census Building Permits Survey, Permits by State – Annual  
([https://www.census.gov/construction/bps/data\\_visualizations/](https://www.census.gov/construction/bps/data_visualizations/))

Chart 1 presents an overview of the new residential housing permits issued annually in Arizona during 2006–2022 as published by the *U.S. Census Building Permits Survey*. Total permits issued during the six years from 2006 to 2011 were lower than the two-year total of 2004 and 2005 (not shown in the chart). The measure began climbing again in 2012 and grew steadily through 2019. In 2020, there was a significant uptick with 60,342 new permits issued, 66.4% of the peak level during the housing boom of 2004-05. There was an 8.3% increase in permits from 2020 to 2021, before receding again in 2022 to 60,994 total permits issued.

Chart 2 presents the number of residential housing permits issued monthly in Arizona between January 2019 and February 2023. In 2020, there was a significantly higher level of permitting activities during the first three months compared to the same period the year before; in January 2020, 5,080 permits were issued, approaching the June 2007 level of 5,371 before the meltdown of the housing market. Although the number of permits issued did temporarily fall beginning in February 2020, June brought a significant issuance increase, rising to 5,394. Housing permits continued their overall growth throughout 2020 and 2021 before peaking at 7,221 permits in March 2022. Following that peak, new housing permit issuance declined significantly (down 78.2%) over eight months ending November 2022 before experiencing a further decline to 2,033 permits issued in January 2023. Permit issuance rebounded somewhat in February 2023, reaching 4,600 issued permits. This illustrates the general downward trend in the growth rate since early 2022.

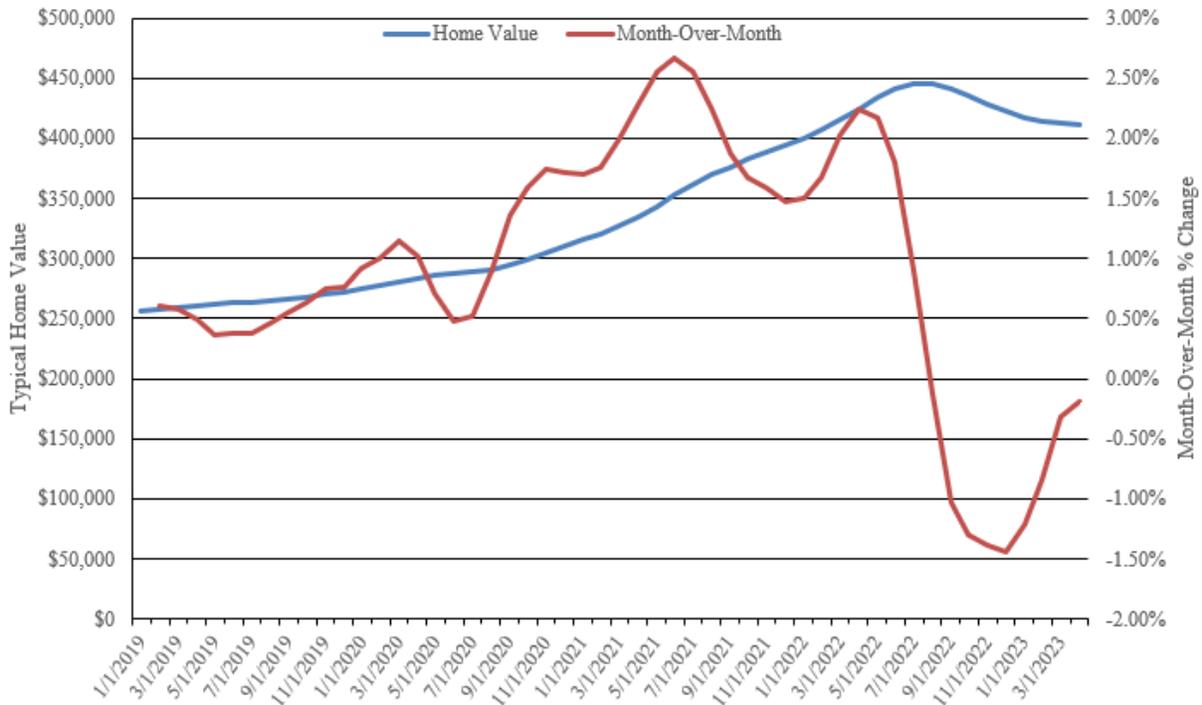
**Chart 2: New Residential Housing Units Authorized in Arizona Monthly from January 2019 to February 2023**



Source: U.S. Census Building Permits Survey, Permits by State – Monthly ([https://www.census.gov/construction/bps/data\\_visualizations/](https://www.census.gov/construction/bps/data_visualizations/))

Chart 3 reports home value data from Zillow for the typical home values in Arizona from January 2019 through March 2023 for the middle third of housing value range, seasonally adjusted. Examining the Zillow Home Value Index (ZHVI) for all homes (single-family, condominiums, etc.), Chart 3 illustrates the same general pattern as the previous charts, though with the peak and decline occurring approximately four months after the peak and decline in permits. The red line shows the month-over-month percent change in the typical home values. From the beginning of 2019 until early 2022, the month-over-month values consistently increased. By July 2022, home values began declining, mirroring national trends.

**Chart 3: Typical Home Value and Month-Over-Month Change for Arizona, January 2019-March 2023**



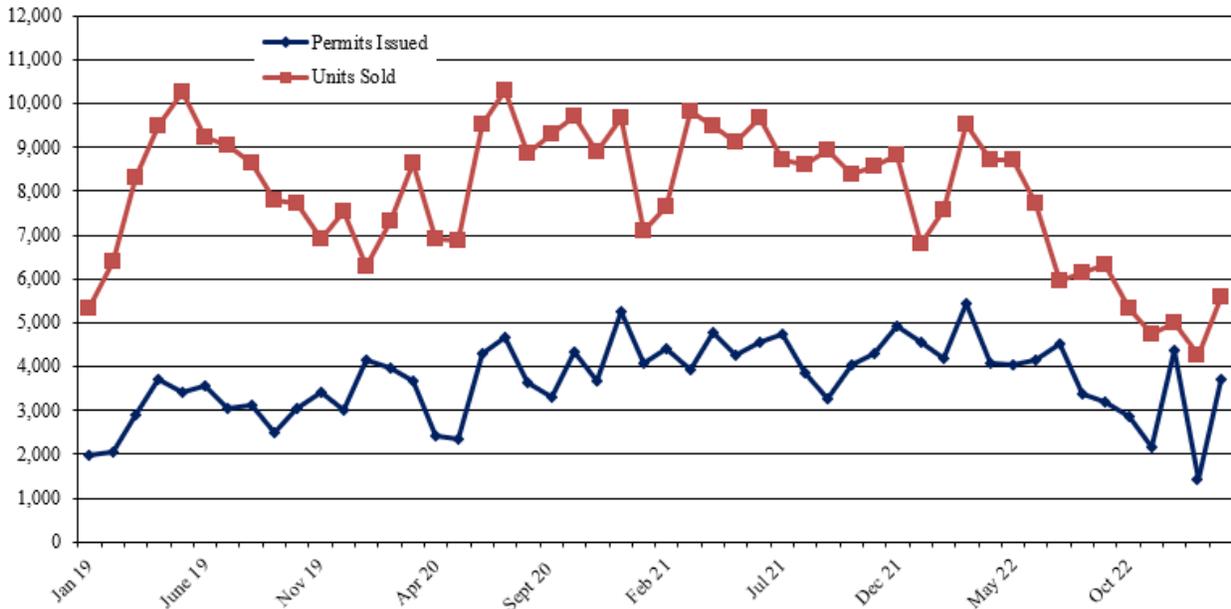
Source: Zillow Housing Data (<https://www.zillow.com/research/data/>)

### Phoenix and Tucson Metropolitan Housing Markets

New housing permits and home value trends are two measures of the health of the housing sector in the state. A third measure is the number of homes sold. New home sales (including single-family homes, condos, and townhouses) are a critical factor for new school construction. These data are only available for the two metropolitan regions in Arizona. Chart 4 and Chart 5 use data from the *Arizona Regional Multiple Listing Service (ARMLS)* to illustrate the volume of home sales from January 2019 to February 2023 in the Phoenix and Tucson metropolitan regions, respectively.

As illustrated in Chart 4, new home sales grew from January 2019 through July 2020 in the Greater Phoenix area. The rate of growth has slowed since, returning to its January 2019 level by February 2023. Chart 4 also shows the number of housing permits issued in the Phoenix region during this same period, which appears comparable to the statewide patterns due to the majority of the state’s population and housing located in this region, relative to home sales. The first quarter of 2020 continued to see sales volume grow. However, the number of new housing unit authorizations dropped by 33% and home sales by 20% in April 2020, reflecting the impact of the COVID-19 pandemic on that aspect of the housing market in the Phoenix metropolitan area. Then 2021 saw a slowdown in sales with the year-over-year comparison down by 8.8%, though still slightly above overall average sales levels of the years leading up to the pandemic.

**Chart 4: New Housing Units Authorized and Units Sold in Phoenix Metropolitan Area, January 2019—February 2023**

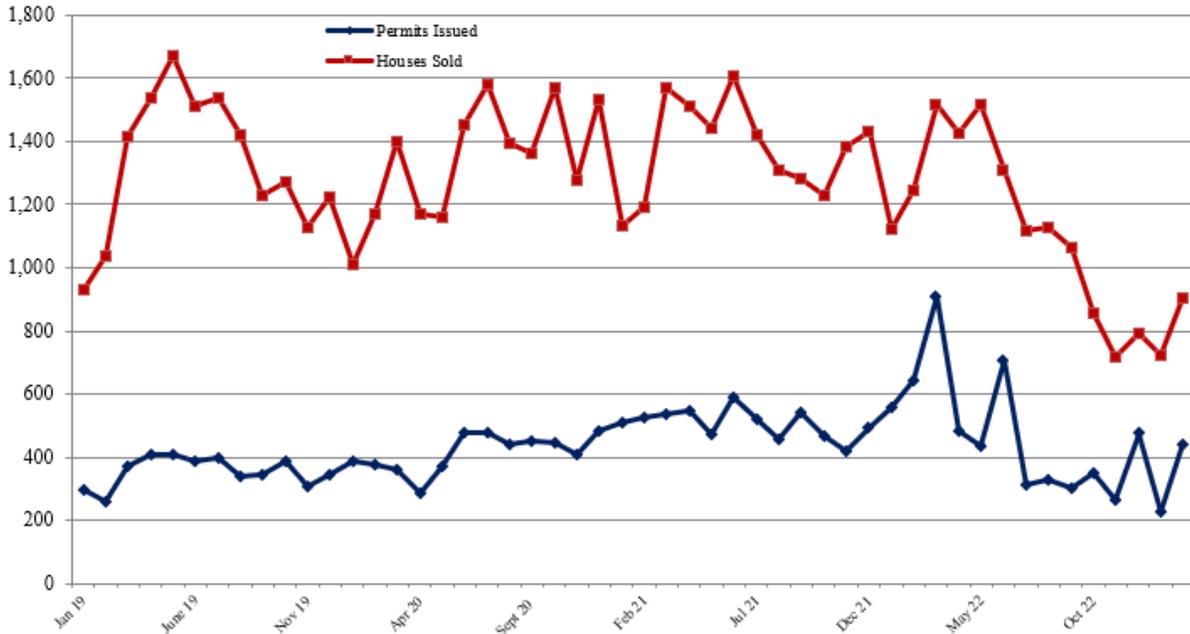


Sources: New Housing Permits—FRED, PHOE004BPPRIV New Private Housing Structures Authorized by Building Permits for Phoenix-Mesa-Chandler, AZ (MSA), Units, Monthly, Not Seasonally Adjusted (<https://fred.stlouisfed.org/series/PHOE004BPPRIV>). Units Sold—Arizona Regional Multiple Listing Service (ARMLS) Statistics monthly issues (<https://armls.com/statistics>).

The permit data generally follow a similar pattern to that of sales but at a lower volume, suggesting inventory may be falling behind demand. While the growth rates in permits and sales in the Phoenix region have slowed, growth is still occurring and is likely to continue at this lower rate as inflation continues to ebb and the pressure on interest rates eases.

Chart 5 presents the same data for the Tucson metropolitan area (Pima County). The first four months of 2019 saw the same pattern as that of the Phoenix metropolitan area, with increased activities in permitting issuance and home sales during the first quarter compared to the same period of the previous year. But by January 2020 the number of houses sold dropped almost to where it was a year before, while permits fluctuated. As the pandemic emerged, home sales and permits went back up. Like Phoenix, though, there was more volatility with home sales. In April 2020, a general increase in permitting began that ended with a significant spike from November 2021 to March 2022. Both permits and home sales since then have been trending down to levels at or below those of early 2019. The volatility is expected to remain for much of 2023 and into 2024 as demand competes with relatively high interest rates.

**Chart 5: New Housing Units Authorized and Units Sold in Tucson Metropolitan Area, January 2019—February 2023**

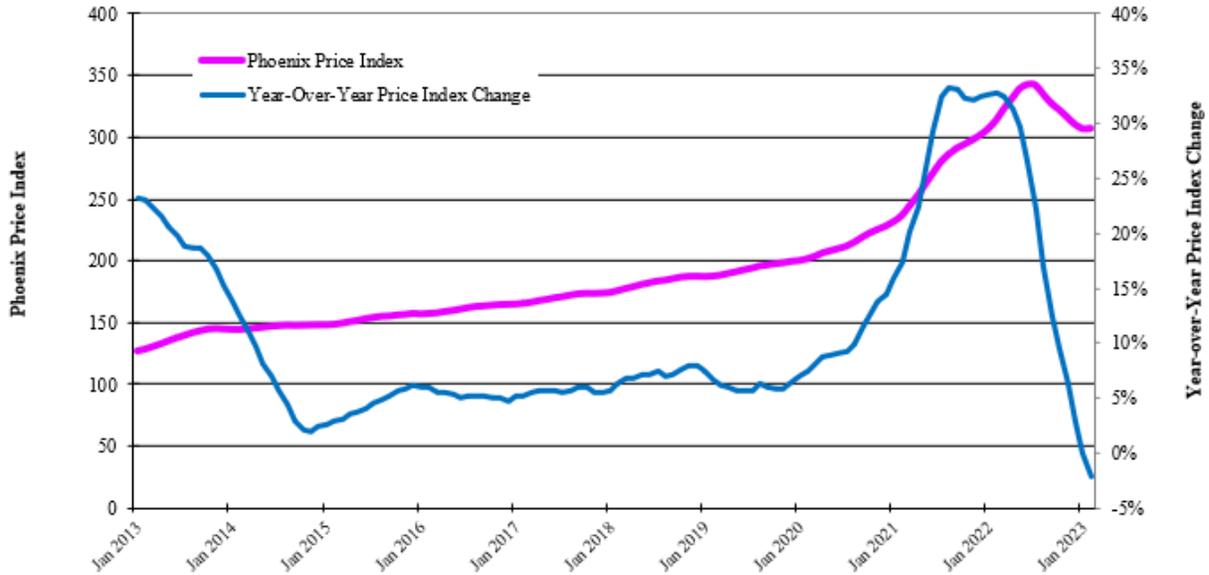


Sources: *New Housing Units*—FRED, TUCS004BPPRIV *New Private Housing Units Authorized by Building Permits for Tucson, AZ (MSA), Units, Monthly, Not Seasonally Adjusted* (<https://fred.stlouisfed.org/series/TUCS004BPPRIV>).  
*Units Sold*—Tucson Association of Realtors (<https://www.tucsonrealtors.org/mlssaz-statistics/>).

S&P CoreLogic Case-Shiller Home Price Index

The *S&P CoreLogic Case-Shiller Home Price Indices* track 20 Metropolitan Statistical Areas (MSAs), including Phoenix. Chart 6 shows the year-over-year change in home prices for the Phoenix metropolitan area. The pink line measures the Phoenix price index (left vertical axis); the blue line measures the year-over-year change of the Phoenix price index (right vertical axis). Since September 2011, except for the period between April 2014 and September 2014 when it stayed at approximately the same level, the price index had been on a continuously upward trend, peaking in June 2022 before declining over the past year. As a result, the year-over-year change emerged positive in January 2012; it quickly climbed and surged above 20.0% from September 2012 to May 2013, followed by a declining curve from 19.7% in June 2013, to 10.9% in March 2014 and 2.1% in November 2014. It steadily rose afterward for 13 consecutive months, reaching 6.2% in December 2015 and hovered mostly between 5.0% and 6.0% during the following 25 months. Beginning in October 2019, the year-over-year change started noticeably increasing to between 6.0% and 10.0% in the following 12 months. By September 2020, the rate of change in the year-over-year numbers began a year-long acceleration that peaked at 33.3% in August 2021. This level of year-over-year change held above 30.0% until a rapid decline began in May and has continued through February 2023 when Phoenix experienced its first negative year-over-year price change since December 2011.

**Chart 6: S&P CoreLogic Case-Shiller Home Price Index for Phoenix Metropolitan Area, 2013–2023**



Source: FRED, S&P/Case-Shiller AZ Phoenix Home Price Index, Monthly, Not Seasonally Adjusted (<https://fred.stlouisfed.org/series/PHXRNSA>)

### The Unpredictability of the Housing Market

The *W.P. Carey School of Business* at *Arizona State University* regularly polls a panel of 20 to 30 economists and experts and publishes their economic forecasts for Arizona in the *Western Blue Chip Economic Forecast*. Table 1 summarizes their consensus forecasts for annual growth in single-family permits for 2013 through 2023. These numbers were reported in the December issues prior to the forecast year. The right-hand column shows the actual year-over-year change in housing permits and illustrates the volatility of predictions of what the housing market might do even the in the short-term future.

**Table 1: Forecasted and Actual Arizona Single-Family Permitting Annual Growth Rates, 2013–2023**

Forecasted Year	Consensus Forecast	Actual
2013	33.8%	13.6%
2014	30.1%	-8.4%
2015	16.3%	32.5%
2016	31.0%	11.4%
2017	12.7%	13.0%

2018	10.6%	14.4%
2019	10.1%	5.8%
2020	5.1%	24.4%
2021	3.3%	10.1%
2022	5.0%	-19.8%
2023	-3.9%	-41.0%*

Source: ASU Seidman Institute, *Western Blue Chip Consensus Forecasts* (<https://seidmaninstitute.com/western-blue-chip/wbc-consensus-archives/>)

\* Estimate based on comparison of actual permits in January and February 2023 to actual permits in January and February 2022.

Comparing the consensus forecasts and actual annual growth rates, the panelists expected significant increases of 33.8% for 2013 and 30.1% for 2014, only to find that the actual number of permits grew by 13.6% and declined by (8.4)%, respectively. A lower growth rate of 16.3% was projected for 2015, and the actual number turned out to be double the projection at 32.5%. An optimistic forecast of 31.0% growth was then presented for 2016, which ended up being nearly 20 percentage points higher than the actual. It appears that the housing market for new homes had continually defied experts' forecasts/expectations. It was not until 2017 that the forecasts and the actuals reflected similar trends.

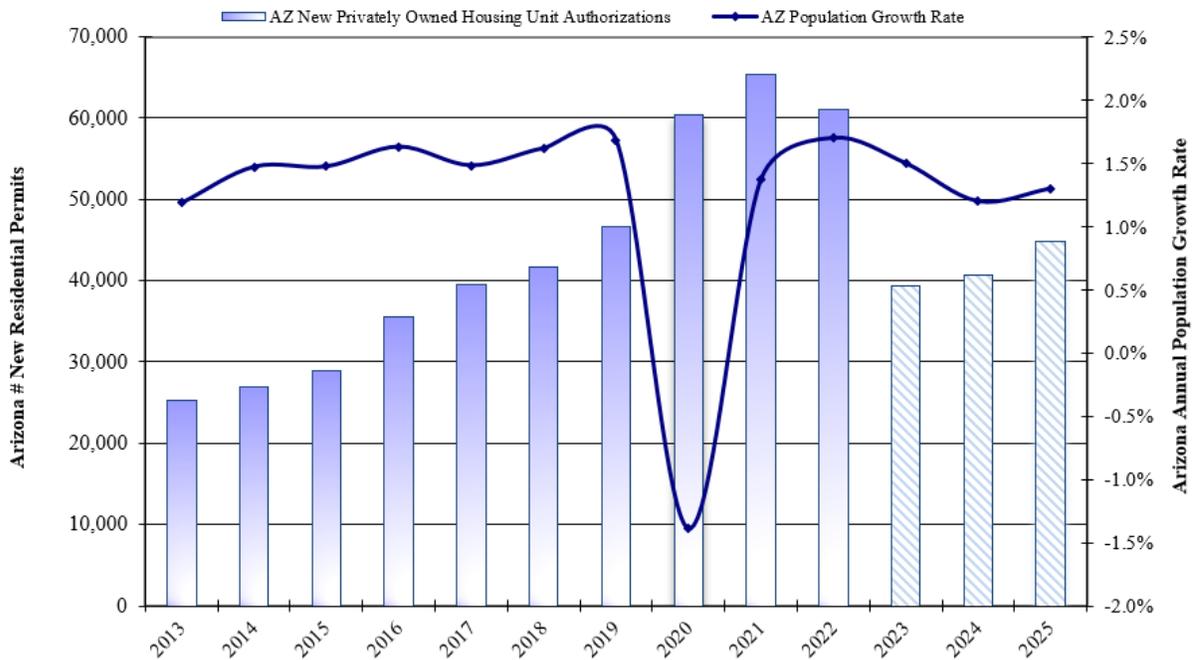
Forecasts for a particular year are updated monthly until the year draws to a close. Usually, the June forecasts are more accurate than forecasts made in the previous December since several months of actual data are available by that time. For 2020, the June 2020 forecast was adjusted to 8.5% from the December 2019 forecast of 5.1%, with the prediction that the new housing market would be impacted by the COVID-19 pandemic. This prediction proved true with the unexpected housing boom leading to an actual 24.4% single-family permit percentage change over the previous year—the highest since 2015. The December 2020 forecast for 2021 of 3.3% was a seemingly conservative estimate that was continuously updated during 2021, ending with an updated growth estimate of 16.0%. However, growth in housing permits for 2021 settled around 10.1%. The December 2021 forecast for 2022 was 5.0%, which was revised to 5.9% in the March 2022 issue. In actuality, growth in housing permits trended the opposite direction declining 19.8% in 2022. The December 2022 forecast for 2023 was an anticipated decline of 3.9%, which was revised in January to a decline of 5.7%.

### State Population Growth

Housing construction generally follows the state's population growth (Chart 7). The intercensal population estimates for Arizona produced by the *University of Arizona Economic and Business Research Center* show that the population growth rate has remained relatively flat fluctuating between 1.2% and 1.9% from 2013 through 2022, with one year of population contraction in 2020 tied to the COVID-19 pandemic. Growth is expected to be lower, though still positive through 2025. The COVID-19 pandemic resulted in a trend in which housing construction increased dramatically. As a result of the ongoing health crisis, people spent more time at home leading many families to seek new housing arrangements. This demand created a surge in new housing construction within the state,

with 2020 permit issuance rising sharply and continuing to increase in 2021, though at a lower rate of increase. Permitting forecasts for 2023 through 2025 suggest a return to approximately pre-pandemic levels.

**Chart 7: Actual and Projected New Residential Permits Compared with Estimated and Projected Population Growth Rates, 2013–2025**



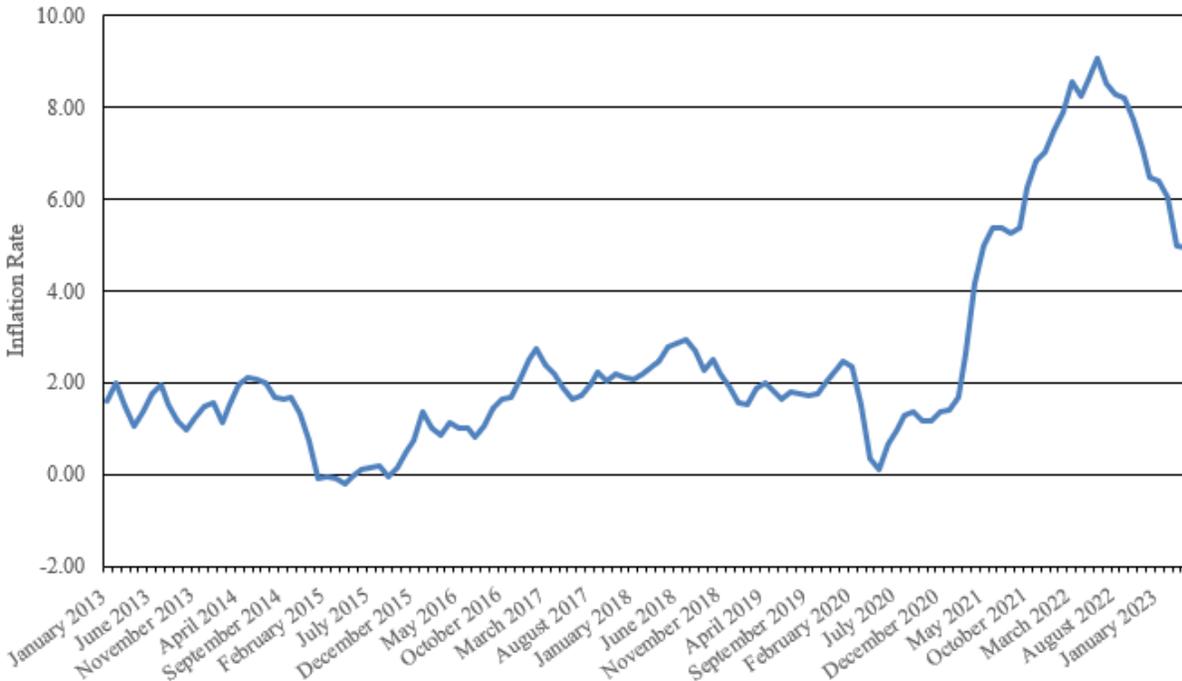
*Sources:*

*Residential Permits—Actual numbers from U.S. Census, Building Permits; Permits by State - Annual (census.gov/construction/bps/data\_visualizations/) are used for 2005–2020, and projected numbers from Arizona’s Economy, University of Arizona, First Quarter 2023 Update (https://www.azecconomy.org/data/forecast-data/ and https://www.azecconomy.org/2023/03/outlook/arizonas-economy-remains-resilient/) for 2023–2025.*

*Population—Estimates from U.S. Census Bureau (https://population.az.gov/) are used for 2005–2021, and projected numbers from Arizona’s Economy, University of Arizona, First Quarter 2023 Update (https://www.azecconomy.org/data/forecast-data/ and https://www.azecconomy.org/2023/03/outlook/arizonas-economy-remains-resilient/) for 2023–2025.*

Trying to understand the direction of the housing market is a central challenge in projecting new homes and estimating the possible new school construction needs across Arizona. The charts above consistently highlight a similar pattern of disruption from the COVID-19 pandemic followed by increased volatility in the housing market tied to recent increases in inflation (see Chart 8). As the Federal Reserve Board has tried to rein in inflation with increases to interest rates, this has had a cooling effect on the housing market in Arizona (and around the nation). However, while population and housing growth has slowed, it is still growing. As the inflation rate continues its recent decline, pressure on interest rates will likely stabilize then go back down, which will release pent up demand for housing over the next two years. With that growth will come additional needs for educational space in districts around the state.

**Chart 8: U.S. Inflation Rate from January 2013 through April 2023**



Source: U.S. Bureau of Labor Statistics: Consumer Price Index, April 2023

Given first the COVID-19 pandemic and then increases in the inflation and interest rates over the past two years, the volatility in the Arizona housing market has been remarkable. This volatility illustrates one of the reasons why the methodology used for the school district projections minimizes the use of permit data as a predictor of how the housing market will behave in terms of estimating new homes that might generate demand for new school construction.

### *Arizona School District ADM*

In this section, we present an overview of Arizona school district ADM trends since FY 2018.

School district ADM declined in FY 2019 and again (though at a lower rate) in FY 2020. In FY 2021, due to the COVID-19 pandemic, statewide closure of schools led to a steep decline of 44,590 in school district ADM. Then in FY 2022, results indicate a partial rebound. Over one-third of the ADM lost in the previous year was back in FY 2022, a gain of 15,923 ADM. Preliminary data for FY 2023 suggest a slight drop of 2,825 (Table 2).

**Table 2: ADM Growth in School District and Charter Schools, FY 2018–FY 2023**

Fiscal Year	School Districts		Charter Schools		Total	
	100-Day ADM	Growth Rate	100-Day ADM	Growth Rate	100-Day ADM	Growth Rate
FY 2018	889,195	NA	185,670	NA	1,074,865	NA
FY 2019	880,282	-1.0%	198,542	6.9%	1,078,824	0.4%
FY 2020	877,212	-0.3%	206,239	3.9%	1,083,451	0.4%
FY 2021	832,622	-5.1%	219,931	6.6%	1,052,553	-2.9%
FY 2022	848,545	1.9%	220,572	0.3%	1,069,117	1.6%
FY 2023*	845,720	-0.3%	223,216	1.2%	1,068,937	0.0%
Annualized Growth Rate		<b>-1.0%</b>		<b>3.8%</b>		<b>-0.1%</b>

Source: ADE. FY 2022 and FY 2023 ADM data from ADE’s website: <https://www.azed.gov/finance/reports>

\* For FY 2023, data are preliminary 100-Day ADM figures from ADE’s website as of April 15, 2023.

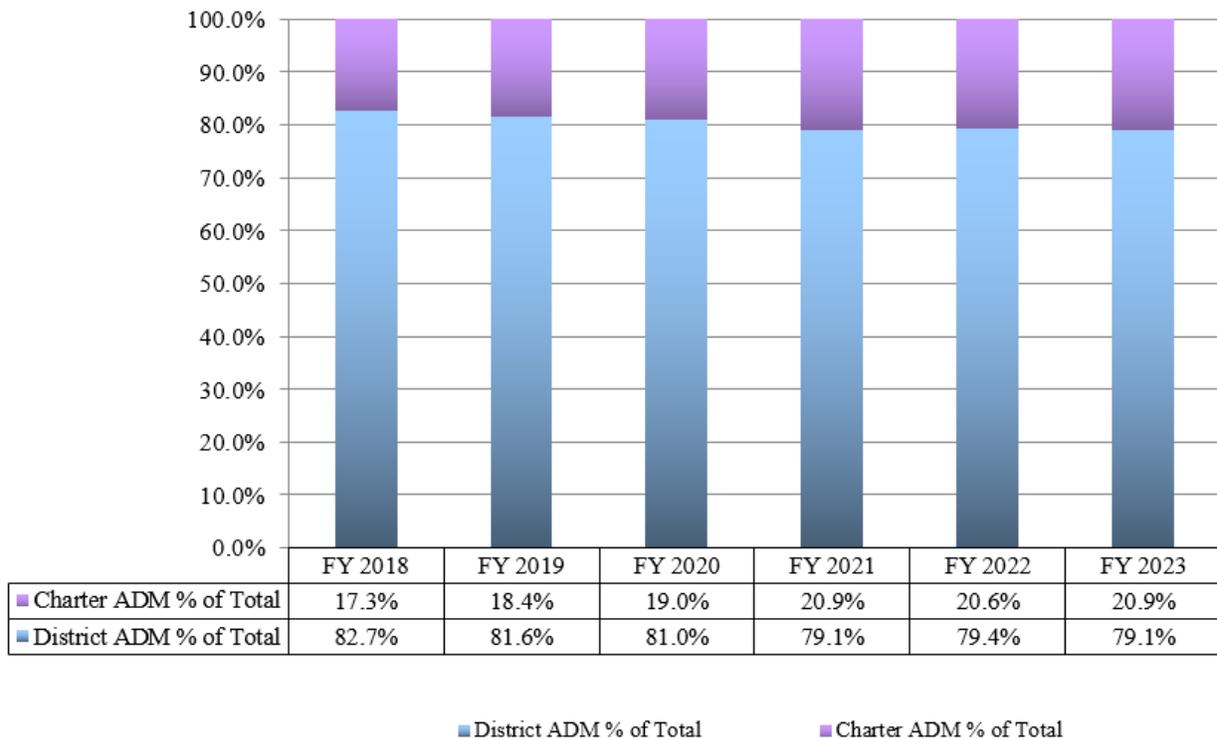
Note: Pre-school students with disabilities and kindergarten students counted as one-half ADM. ADM counts for accommodation school districts and online schools are included. CTEDs are excluded.

### Enrollment of District Schools and Charter Schools

Over the past five years total district ADM declined by an annualized rate of 1.0% (Table 2), with fairly consistent negative growth since FY 2018. In contrast, charter school enrollment has continued to grow substantially, with an annualized growth rate of 3.8%. The rise in charter school ADM in FY 2021 may be attributed in part to COVID-19 and the resulting school closures. Statewide, more charter schools offered in-person instruction five days a week, while some district schools remained virtual with limited in-person services available. The state’s Empowerment Scholarship Account (ESA) program saw significant growth in FY 2021 due to fewer families choosing to send their children to district schools. Recent legislative changes to the program are projected to increase ESA further in FY 2024. For a breakdown of online and non-online ADM for both district and charter schools, see Exhibit I.

Chart 9 presents the percentage of district school students compared to charter school students for K-12 public education since FY 2018.

**Chart 9: ADM Percentage of District Schools and Charter Schools, FY 2018–FY 2023**



Source: ADE. FY 2022 and FY 2023 ADM data from ADE’s website: <https://www.azed.gov/finance/reports>

\* For FY 2023, data are preliminary 100-Day ADM figures from ADE’s website as of April 15, 2023.

Note: Pre-school students with disabilities and kindergarten students counted as one-half ADM. ADM counts for accommodation school districts and online schools are included. CTEDs are excluded.

Actions taken by State Government regarding Schools during the COVID-19 Pandemic

On March 15, 2020, Governor Doug Ducey and Superintendent of Public Instruction Kathy Hoffman announced the statewide closure of Arizona schools for a two-week period, eventually announcing an extension through the end of the school year on March 30, 2020, shifting most instruction to a virtual, distanced modality. In addition to these changes, Governor Ducey signed legislation that included holding letter grades harmless, suspending statewide testing requirements, ensuring school days are not extended into the summer, and requiring learning opportunities to continue for students. On June 1, 2020, the Arizona Department of Education announced guidance for schools to re-open including screening students upon entry, requiring face coverings, and smaller class sizes. On March 3, 2021, Governor Ducey signed an executive order requiring schools to offer in-person instruction by March 15, 2021.

FY 2023 Capital Plan Awards

Six school districts received new construction awards during the FY 2023 capital plan cycle. Agua Fria Union, Glendale Elementary, Liberty Elementary, Queen Creek Unified, Saddle

Mountain Unified, and Snowflake Unified were awarded new space. Five additional projects were held for consideration for possible approval in next year's Capital Plan cycle. Information on these projects is available in Sections II and III of this report.

### *Conclusion*

In the first few years of the past decade, Arizona's residential housing market continued to suffer from the historic recession. Population growth, as well as student enrollment growth, subsequently slowed. The housing market, however, has been steadily recovering and improving. In some parts of the state, there has been new construction of residential development on a large scale. Rather than reverse the trends of increases in permits, home sales, and housing prices, the immediate COVID-19 pandemic period saw continued growth in the Arizona housing market, though the housing market has been cooling since July 2022. While the state's population, housing permits, and home sales are increasing, the rate of increase is now declining. District enrollment experienced a significant decline in FY 2021. The heating up of the housing market during COVID-19 followed by the current high levels of inflation and high interest rates have created turbulence that will impact ADM counts in Arizona's schools. In order to best plan for new school construction projects in the near future while these market conditions settle, the SFOB will continue to closely monitor the broader context of economic, social, and demographic environments, the condition of the housing market, trends of population growth, and changes in ADM.

## Exhibit I

ADM Growth in School Districts and Charter Schools (Non-Online), FY 2018–FY 2023

Fiscal Year	School Districts		Charters Schools		Total (Non-Online)	
	100-Day ADM	Growth Rate	100-Day ADM	Growth Rate	100-Day ADM	Growth Rate
FY 2018	887,946	NA	169,536	NA	1,057,482	NA
FY 2019	878,974	-1.0%	181,079	6.8%	1,060,053	0.2%
FY 2020	874,420	-0.5%	188,228	3.9%	1,062,648	0.2%
FY 2021	813,632	-7.0%	189,737	0.8%	1,003,369	-5.6%
FY 2022	835,059	2.6%	190,809	0.6%	1,025,868	2.2%
FY 2023	838,498	0.4%	195,941	2.7%	1,034,439	0.8%

ADM Growth in School Districts and Charter Schools (Online), FY 2018–FY 2023

Fiscal Year	School Districts		Charter Schools		Total (Online)	
	100-Day ADM	Growth Rate	100-Day ADM	Growth Rate	100-Day ADM	Growth Rate
FY 2018	1,249	NA	16,134	NA	17,383	NA
FY 2019	1,308	4.8%	17,463	8.2%	18,771	8.0%
FY 2020	2,793	113.5%	18,010	3.1%	20,803	10.8%
FY 2021	18,990	580.0%	30,194	67.7%	49,184	136.4%
FY 2022	13,486	-29.0%	29,762	-1.4%	43,248	-12.1%
FY 2023	7,223	-46.4%	27,275	-8.4%	34,498	-20.2%

Source: ADE. FY 2022 and FY 2023 ADM data from ADE's website: <https://www.azed.gov/finance/reports>

\* For FY 2023, data are preliminary 100-Day ADM figures from ADE's website as of April 15, 2023.

Note: Pre-school students with disabilities and kindergarten students counted as one-half ADM. ADM counts for accommodation school districts and online schools are included. CTEDs are excluded.

## Board Approved Projects

**Projects that are Board Approved  
as of June 15, 2023**

<b>District</b>	<b>Project Number</b>	<b>Project Type</b>	<b>Grade Level</b>	<b>Student Capacity</b>	<b>Status (1)</b>	<b>Board Approval Date</b>	<b>Square Feet</b>	<b>Exceeds Capacity FY (2)</b>	<b>Total NC Funding Amount (3)</b>
Agua Fria Union	070516000-9999-010N	New School	9-12	1330	Board Approved	12/15/22	125,000	25	\$47,225,000
Douglas Unified	020227000-9999-001N	Additional Space	9-12	931	Under Construction	11/29/18	87,502	19	\$30,347,444
Glendale Elementary	070440000-9999-008N	Additional Space	K-8	28	Board Approved	12/15/22	2,442	23	\$764,810
Glendale Elementary	070440000-9999-009N	Site Conditions	K-8	0	Board Approved	12/15/22	0	23	\$117,948
Kirkland Elementary	130323000-9999-001N	New School	K-8	TBD	Board Approved	8/4/21	TBD	22	\$3,000,000
Kirkland Elementary	130323000-9999-002N	Site Conditions	K-8	0	Board Approved	8/4/21	0	22	\$400,000
Liberty Elementary	070425000-9999-009N	New School	K-8	924	Board Approved	12/15/22	73,920	25	\$23,151,005
Marana Unified	100206000-9999-012N	New School	9-12	369	Board Approved	12/15/21	34,700	23	\$12,221,340
Maricopa Unified	110220000-9999-022N	New School	9-12	1330	Under Construction	11/29/18	125,000	19	\$41,287,500
Nadaburg Unified	070381000-9999-007N	New School	9-12	558	Under Construction	12/15/21	67,000	22	\$23,597,400
Nadaburg Unified	070381000-9999-014N	Site Conditions	9-12	0	Under Construction	12/15/22	0	23	\$1,700,000
Pima Unified	050206000-9999-003N	New School	9-12	502	Board Approved	12/15/21	60,300	22	\$22,299,543
Queen Creek Unified	070295000-9999-016N	Additional Space	K-6	229	Board Approved	12/15/22	18,330	24	\$5,665,986
Queen Creek Unified	070295000-9999-019N	New School	K-6	1125	Board Approved	12/15/22	90,000	24	\$27,819,900
Queen Creek Unified	070295000-9999-029N	Additional Space	K-6	182	Board Approved	12/15/22	14,520	24	\$4,488,277
Queen Creek Unified	070295000-9999-023N	Additional Space	7-8	499	Board Approved	12/15/22	39,918	25	\$13,026,840
Queen Creek Unified	070295000-9999-028N	Additional Space	7-8	314	Board Approved	12/15/22	25,082	25	\$8,185,260
Queen Creek Unified	070295000-9999-018N	New School	9-12	1281	Subst. Completion	12/15/20	120,375	23	\$39,759,863
Saddle Mountain Unified	070390000-9999-021N	Additional Space	9-12	514	Board Approved	12/15/22	57,620	24	\$21,768,836
Safford Unified	050201000-9999-001N	New School	K-6	528	Under Construction	11/29/18	42,210	19	\$11,977,510
Safford Unified	050201000-9999-002N	Site Conditions	K-6	0	Under Construction	11/29/18	0	19	\$510,235
Safford Unified	050201000-9999-003N	Site Conditions	K-6	0	Under Construction	11/29/18	0	19	\$500,000
Sahuarita Unified District	100230000-9999-014N	Additional Space	9-12	317	Held for consideration	12/15/20	29,784	TBD	\$9,837,655 (4)
Sahuarita Unified District	100230000-9999-015N	Additional Space	9-12	272	Held for consideration	12/15/20	25,591	TBD	\$8,452,707 (4)
Santa Cruz Valley Unified	120235000-9999-008N	Additional Space	9-12	239	Under Construction	8/7/19	26,800	21	\$8,852,040
Snowflake Unified	090205000-9999-001N	New School	9-12	94	Board Approved	12/15/22	11,256	25	\$4,465,143
Somerton Elementary	140411000-9999-008N	New School	K-6	281	Subst. Completion	11/29/18	22,500	21	\$6,080,400
Somerton Elementary	140411000-9999-009N	New School	K-6	281	Under Construction	11/29/18	22,500	21	\$6,080,400
Tanque Verde Unified	100213000-9999-002N	New School	7-12	284	Subst. Completion	12/11/19	30,675	22	\$9,672,134
Tanque Verde Unified	100213000-9999-003N	New School	K-6	106	Subst. Completion	12/15/20	8,460	23	\$2,286,230

**Projects that are Board Approved  
as of June 15, 2023**

<b>District</b>	<b>Project Number</b>	<b>Project Type</b>	<b>Grade Level</b>	<b>Student Capacity</b>	<b>Status (1)</b>	<b>Board Approval Date</b>	<b>Square Feet</b>	<b>Exceeds Capacity FY (2)</b>	<b>Total NC Funding Amount (3)</b>
Vail Unified	100220000-9999-020N	New School	K-5	675	Board Approved	8/7/19	54,000	21	\$14,592,960
Vail Unified	100220000-9999-023N	Additional Space	K-5	179	Subst. Completion	2/2/17	14,294	22	\$3,862,811
Vail Unified	100220000-9999-024N	Additional Space	K-5	426	Board Approved	2/2/17	34,049	22	\$9,190,548
Vail Unified	100220000-9999-026N	Site Conditions	K-5	0	Board Approved	8/3/22	0	22	\$153,800
Vail Unified	100220000-9999-021N	New School	6-8	785	Board Approved	12/15/20	62,836	23	\$17,609,161
Yuma Union	140570000-9999-005N	New School	9-12	1064	Under Construction	8/4/21	100,000	22	\$33,030,400
									<b>\$473,981,086</b>

(1) Does not include projects that are complete.

(2) Fiscal year in which the district exceeds capacity.

(3) Does not include land costs.

(4) Held for consideration at 4/5/23 Board meeting based on updated ADM projections.

Projects Held for Consideration for Approval in FY 2024

**Projects Held for Consideration Currently Scheduled for Approval in FY 2024**

<b>District</b>	<b>Project Number</b>	<b>Project Type</b>	<b>Grade Level</b>	<b>Square Feet</b>	<b>Student Capacity</b>	<b>County</b>	<b>Total NC Funding Amount (1)</b>	<b>Estimated Construction Timeframe</b>
Laveen Elementary	070459000-9999-010N	New School	K-8	92,400	1,155	Maricopa	\$28,938,756	1-2 Years
Maricopa Unified	110220000-9999-037N	New School	6-8	72,503	906	Pinal	\$23,240,112	1-2 Years
Queen Creek Unified	070295000-9999-024N	New School	K-6	67,500	844	Maricopa	\$20,864,925	1-2 Years
Queen Creek Unified	070295000-9999-025N	Additional Space	9-12	62,500	665	Maricopa	\$23,612,500	2 Years
Tolleson Union	070514000-9999-008N (2)	New School	9-12	312,500	3,324	Maricopa	\$118,062,500	2 Years
							<b>\$214,718,793</b>	

(1) Does not include land or specific site conditions. Based on funding per square foot approved by JLBC on 12/13/22.

(2) Held for consideration as a placeholder, not based on ADM projections.

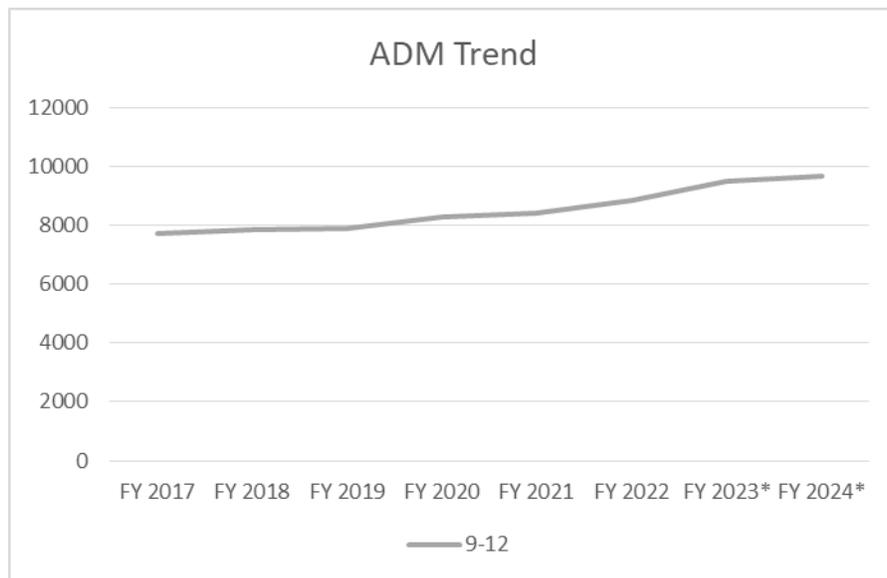
Backup Information used in FY 2023 Capital Plan Cycle

## Agua Fria Union High School District

### District Overview

Agua Fria Union High School District is located in the west valley of the Phoenix metro area, serving parts of the communities of Avondale, Buckeye, Goodyear and Litchfield Park. It is about 15 to 20 miles west of downtown Phoenix. Interstate 10 bisects the district. The District currently has five 9-12 schools.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## Agua Fria Union High School District Outlook

The Agua Fria Union High School District is fed by Avondale Elementary and Litchfield Elementary. Agua Fria UHSD grew approximately 5.4 percent from 162,066 in 2020 to 170,746 in 2021.<sup>1</sup> The district comprises five public high schools which serve the cities of Avondale, Buckeye, Goodyear, Litchfield Park, and the unincorporated city of Waddell.<sup>2</sup>

The West Valley is projected to capture 50 percent of all growth in Maricopa County over the next 25 years.<sup>3</sup> This growth is very likely to be attributable to the \$52 billion CHIPS and Science Act, turning Arizona into a microchip hub.<sup>4</sup> That investment in conjunction with Agua Fria UHSD's location to Arizona State Route 303 and U.S. Interstate 10 has attracted companies such as Taiwan Semiconductor Manufacturing Company, Intel, and other manufacturing and logistics facilities to set up operations as the proximity to these highways represent a key supply-chain junction into and out of ports in California and Mexico.<sup>5</sup>

Avondale has over 89,000 residents with a median age of 32, and 29,000 households.<sup>6</sup> Key industries for Avondale include healthcare, business services, manufacturing and logistics, and information technology and 35 percent of the Valley's workforce in these industries reside in Avondale and the West Valley.<sup>7</sup> Avondale promotes several incentives to generate economic development. One of these incentives aims to promote continued investment in Avondale's three Opportunity Zones by providing investors the option to receive a reduced capital gains

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<sup>1</sup> U.S. Census Bureau, American Community Survey 1-year estimates.

<sup>2</sup> U.S. Department of Education, National Center for Education Statistics.

<sup>3</sup> Avondale Economic Development, *Economic Development Overview*, by Avondale Economic Development, 2018, <https://www.avondaleaz.gov/home/showdocument?id=12058> (accessed 12/8/2022).

<sup>4</sup> Arizona Republic, *U.S. microchip production is about to surge, and Arizona will be at the forefront*, by Mark Kelly, 2022, <https://www.azcentral.com/story/opinion/op-ed/2022/07/27/chips-act-microchip-semiconductor-manufacturing-impact-arizona/10164123002/> (accessed 12/8/2022).

<sup>5</sup> Ibid; AZBigMedia, *Loop 303 corridor becomes global center for development*, by Steve Burks, 2021, <https://azbigmedia.com/real-estate/loop-303-corridor-becomes-global-center-for-development/> (accessed 12/8/2022).

<sup>6</sup> Avondale 2021 Annual Report, *Building Momentum*, by City of Avondale, 2022, <https://www.avondaleaz.gov/home/showpublisheddocument/16575/637858674553570000> (accessed 12/8/2022).

<sup>7</sup> Ibid.

liability by investing their capital gains into an Opportunity Zone Fund within 180 days of selling an asset to then be invested in projects and businesses in an Opportunity Zone.<sup>8</sup>

Buckeye had been the fastest growing city in the U.S. from 2010-2020 with 110,000 residents today.<sup>9</sup> It has slipped to 4<sup>th</sup> this year, but continues to experience continued strong growth.<sup>10</sup> The city maintains a diverse set of industries such as manufacturing, distribution and logistics, healthcare, and retail and hospitality as well as a young and well-educated local population with a median age of 34 and 62 percent of residents having some level of college education to support industry in Buckeye.<sup>11</sup> In addition, Buckeye has an average household income of \$100,731.<sup>12</sup> The city is currently 14 percent built out and is anticipated to support 1.5 million residents at current growth trends.<sup>13</sup>

The city of Goodyear has earned a reputation as an excellent place to live, having received national awards for its livability such as the “All-American City Award,” and “City Livability Award.”<sup>14</sup> Nearly 18,000, or 77 percent, of Goodyear’s 23,400 households have children residing in them with a median household income \$70,323.<sup>15</sup> Moreover, this income is attributable to the highly educated and skilled workforce in Goodyear.<sup>16</sup>

The city of Litchfield Park is located just north of U.S. Interstate 10 and comprises an area of 3.3 square miles.<sup>17</sup> Within this area are nestled 6,847 residents with a median age of 45, the oldest

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<sup>8</sup> Avondale’s Opportunity Zones, 2021, <https://avondaleedge.com/wp-content/uploads/2021/05/Avondale-Opportunity-Zones-One-Page.pdf> (accessed 12/8/2022).

<sup>9</sup> City of Buckeye Economic Development Department, *Choose Buckeye*, <https://www.growbuckeye.com/pages/b3a07e4288e44de197e6694351e0bee1> (accessed 12/8/2022).

<sup>10</sup> US Census, 2022, <https://www.census.gov/newsroom/press-releases/2022/fastest-growing-cities-population-estimates.html> (accessed 11/23/22).

<sup>11</sup> Ibid.

<sup>12</sup> Ibid.

<sup>13</sup> Ibid.

<sup>14</sup> Arizona Commerce Authority, *Community Profile for Goodyear*, by Arizona Commerce Authority, 2018, <https://www.azcommerce.com/a/profiles/ViewProfile/66/Goodyear/> (accessed 12/8/2022).

<sup>15</sup> City of Goodyear, *Goodyear 2025: City of Goodyear general plan*, by City of Goodyear, 2014, <https://www.goodyearaz.gov/home/showpublisheddocument/10645> (accessed 12/8/2022); See footnote 13.

<sup>16</sup> See footnote 13.

<sup>17</sup> City of Litchfield Park, 2010 General Plan Update (amended 11/2011), by City of Litchfield Park, 2011, <https://www.litchfieldpark.gov/DocumentCenter/View/9842/2010-General-Plan-as-Amended-through-2019> (accessed 12/8/2022).



community within Agua Fria UHSD.<sup>18</sup> A notable attraction to the city includes The Wigwam, a AAA Four Diamond rated resort with an 18-hole golf course which recently underwent \$15 million in renovations.<sup>19</sup>

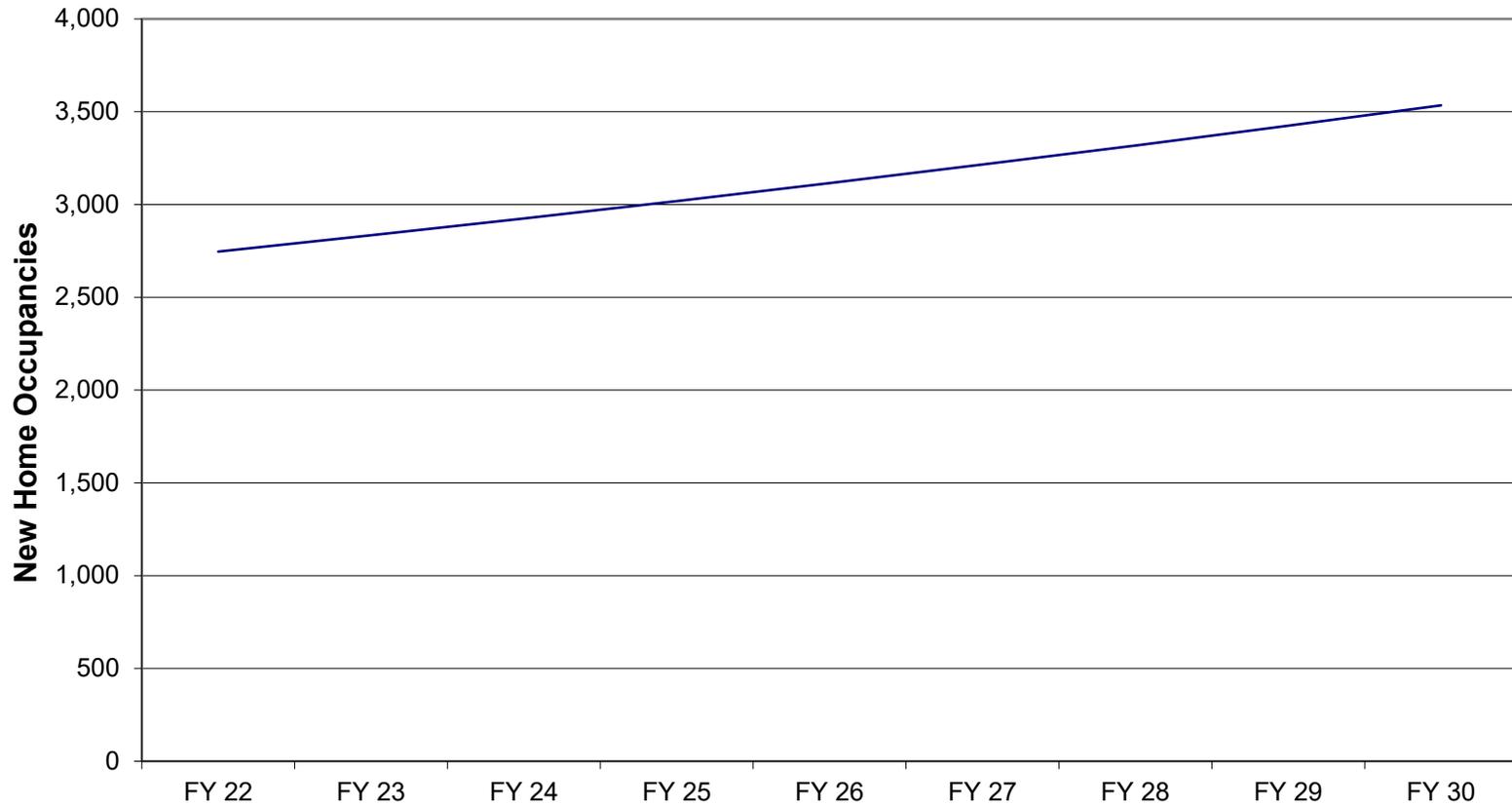
Recent investments in business activities in the area, a relatively young and educated population, and quality of life amenities, will drive growth of Agua Fria UHSD in the coming years.

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<sup>18</sup> 2020 Decennial Census; U.S. Census Bureau, American Community Survey 5-year estimates.

<sup>19</sup> Arizona Commerce Authority, *Community Profile for Litchfield Park*, by Arizona Commerce Authority, 2018, <https://www.azcommerce.com/a/profiles/ViewProfile/81/Litchfield+Park/> (accessed 12/8/2022).

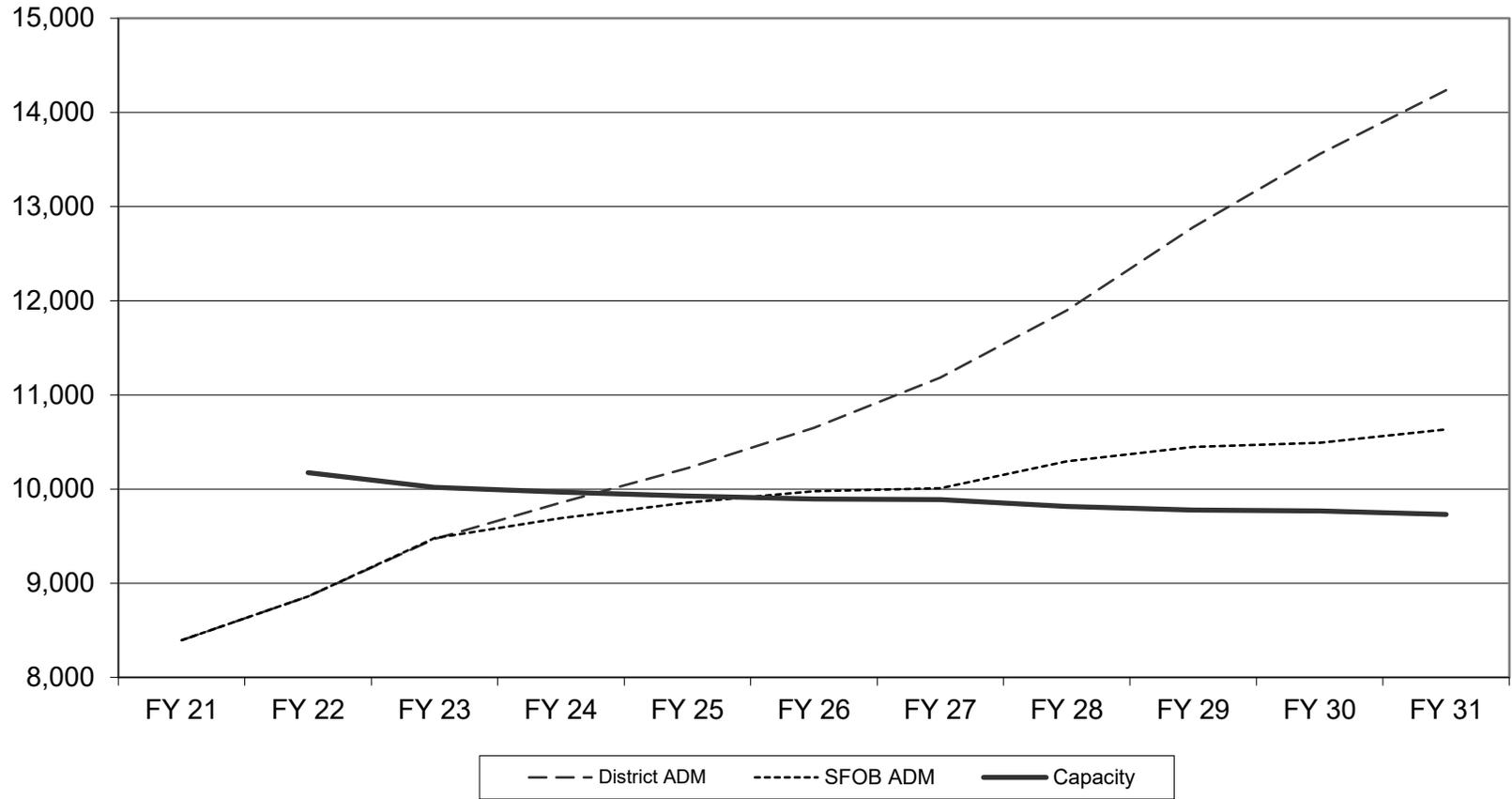
New Home Occupancies (1)  
 Agua Fria Union High School District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
2,746	2,834	2,925	3,019	3,115	3,215	3,318	3,425	3,534	28,131

9-12 Graph  
 Agua Fria Union High School District



9-12	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
District ADM	8,394	8,860	9,468	9,856	10,221	10,651	11,183	11,899	12,779	13,559	14,236
SFOB ADM	8,394	8,860	9,477	9,691	9,855	9,976	10,009	10,295	10,448	10,491	10,633
Capacity		10,174	10,020	9,966	9,925	9,895	9,886	9,815	9,777	9,766	9,730

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Agua Fria Union District  
CTD – 070516  
(9-12)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
		9-12 for 2,250 students (010N)					

**Staff Notes Regarding District’s Request:** Project 010N was held for consideration last year for 1,800 students to open in FY 26. This District is in the process of selecting a site for lease or purchase.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			9-12 for 1,000 students (010N) *				

Note: The actual capacity of a 9-12 school for 1,000 students in this district would be 1,330 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

**New Construction Analysis  
 Agua Fria Union High School District  
 9-12**

<b>9-12</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	9,673	9,673	9,673	9,673	9,673	9,673	9,673	9,673	9,673	9,673
District-funded Capacity (2)	501	346	293	252	222	213	142	104	93	57
<b>Total Student Capacity</b>	<b>10,174</b>	<b>10,020</b>	<b>9,966</b>	<b>9,925</b>	<b>9,895</b>	<b>9,886</b>	<b>9,815</b>	<b>9,777</b>	<b>9,766</b>	<b>9,730</b>

<b>District's ADM Projections</b>	<b>8,860</b>	<b>9,468</b>	<b>9,856</b>	<b>10,221</b>	<b>10,651</b>	<b>11,183</b>	<b>11,899</b>	<b>12,779</b>	<b>13,559</b>	<b>14,236</b>
ADM Growth Rate	5.6%	6.9%	4.1%	3.7%	4.2%	5.0%	6.4%	7.4%	6.1%	5.0%
Number of Students for which new space is required (3)		(552)	(110)	296	756	1,297	2,084	3,002	3,793	4,506

<b>SFOB Recommended ADM Projections</b>	<b>8,860</b>	<b>9,477</b>	<b>9,691</b>	<b>9,855</b>	<b>9,976</b>	<b>10,009</b>	<b>10,295</b>	<b>10,448</b>	<b>10,491</b>	<b>10,633</b>
ADM Growth Rate	5.6%	7.0%	2.3%	1.7%	1.2%	0.3%	2.9%	1.5%	0.4%	1.4%
Number of Students for which new space is required (3)		(543)	(275)	(70)	81	123	480	671	725	903

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
010N - New School	9-12	1,000	125	125,000	1,330	FY 26

ADM Projections  
 Agua Fria Union High School District

12/9/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
9 - 12	8,394	8,860	9,468	9,856	10,221	10,651	11,183	11,899	12,779	13,559	14,236	14,948
% change		5.6%	6.9%	4.1%	3.7%	4.2%	5.0%	6.4%	7.4%	6.1%	5.0%	5.0%

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<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
9 - 12	8,394	8,860	9,477	9,691	9,855	9,976	10,009	10,295	10,448	10,491	10,633	10,612
% change		5.6%	7.0%	2.3%	1.7%	1.2%	0.3%	2.9%	1.5%	0.4%	1.4%	-0.2%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
9 - 12	8,394	8,590	9,032	9,404	9,749	10,154	10,661	11,339	12,175	12,917	13,509	NA
% change		2.3%	5.1%	4.1%	3.7%	4.2%	5.0%	6.4%	7.4%	6.1%	4.6%	NA

ADM History  
Agua Fria Union High School District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>9 - 12</b>	7,721	7,852	7,884	8,301	8,394	8,860	
<b>% change</b>		1.7%	0.4%	5.3%	1.1%	5.6%	2.8%

Square Footage and Capacity by School  
 Agua Fria Union High School District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Agua Fria High School	217,353	10,785	206,568	12,834	193,734	Variable	1,632
District-funded addition to A.F.H.S	26,050	26,050	0	NA	0	94	-
District-funded addition to Agua Fria HS (FY 20)	5,450	5,450	0	NA	0	94	-
District-funded replacement space to Agua Fria HS (FY 22)	15,990	0	15,990	0	15,990	94	170
District-funded addition to Agua Fria HS (FY 22)	11,770	0	11,770	NA	11,770	94	125
Millennium High School	192,809	0	192,809	18,462	174,347	Variable	1,479
District-funded addition to M.H.S	63,735	63,735	0	NA	0	94	-
District-funded addition to M.H.S (FY 21)	1,850	1,850	0	NA	0	94	-
District-funded addition to M.H.S (FY 22) (2)	42,858	13,145	29,713	NA	29,713	94	316
SFB-funded Desert Edge High School	200,003	0	200,003	NA	200,003	94	2,128
District-funded addition to D.E.H.S (FY 21)	27,161	27,161	0	NA	0	94	-
District-funded addition to D.E.H.S (FY 22) (2)	5,583	0	5,583	NA	5,583	94	59
SFB-funded Verrado High School	200,851	0	200,851	NA	200,851	94	2,137
District-funded addition to V.H.S	33,107	33,107	0	NA	0	94	-
SFB-funded Canyon View High School	240,198	40,198	200,000	NA	200,000	94	2,128
<b>Total</b>	<b>1,284,768</b>	<b>221,481</b>	<b>1,063,287</b>	<b>31,296</b>	<b>1,031,991</b>		<b>10,174</b>
(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.							
(2) See Local Funds page for excluded area which varies by year based on ADM.							
Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.							
Note: SFB was replaced by the SFOB effective 9/29/21.							

Local Funds Report  
 Agua Fria Union High School District

12/9/2022

9-12 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Agua Fria 1027-1029 net of replacement space (FY 05)	5,168									
Millennium HS bldgs. 1017-1020 (FY 05)	12,305									
Desert Edge auditorium addition bldg. 1011 (FY 06)	11,596									
Verrado bldg. 1008 (FY 07)	16,824									
Millennium HS bldgs. 1021, 1023 (FY 08)	9,157									
Agua Fria bldg. 1031 (FY 13)	13,668									
Millennium bldgs. 1024 & 1025 (FY 13)	42,713									
Agua Fria bldg. 1032 (FY 14)	947									
Desert Edge bldg. 1012 (FY 14)	5,000									
Verrado bldg. 1011 (FY 15)	3,665									
Desert Edge dance room (FY 16)	5,000									
Agua Fria field house net of replacement space (FY 16)	947									
Verrado bldg. 1012 (FY 18)	10,001									
Desert Edge bldg. 1013 (FY 19)	10,565									
Canyon View HS (FY 18)	40,198									
Agua Fria HS bldgs. 1033 & 1034 (FY 20)	5,450									
Millenium HS bldg. 1026 (FY 21)	1,850									
Millenium HS bldg. 1027 (FY 22)	42,858									
Desert Edge HS bldg. 1016 (FY 22)	5,583									
Agua Fria HS (FY22)	11,770									
<b>Cumulative Total</b>	<b>255,265</b>									
ADM Projections	8,860	9,477	9,691	9,855	9,976	10,009	10,295	10,448	10,491	10,633
x Minimum adequacy factor	94	94	94	94	94	94	94	94	94	94
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
<b>25% Threshold (1)</b>	<b>208,210</b>	<b>222,710</b>	<b>227,736</b>	<b>231,584</b>	<b>234,429</b>	<b>235,222</b>	<b>241,927</b>	<b>245,521</b>	<b>246,531</b>	<b>249,877</b>
Square Footage to be built in excess of 25% threshold	47,055	32,556	27,529	23,681	20,836	20,043	13,338	9,744	8,734	5,388
Capacity of excess square footage	501	346	293	252	222	213	142	104	93	57

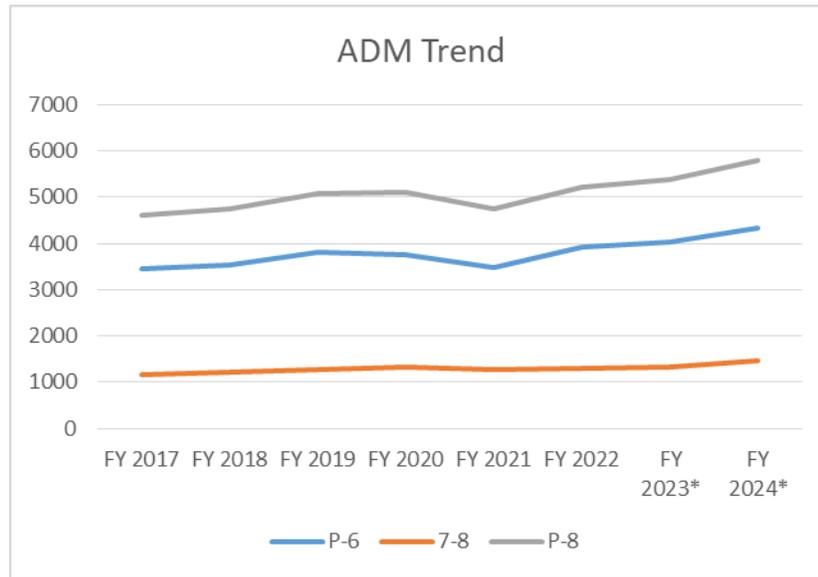
(1) per A.R.S. 41-5711 E.6.

## Buckeye Elementary School District

### District Overview

Buckeye Elementary District is located approximately 30 miles west-southwest of downtown Phoenix. Interstate 10 passes through the north end of the district. Buckeye was a predominately agricultural area until the mid-2000's. The residential development boom in the West Valley made Buckeye Elementary a rapidly growing district between FY 05 and FY 08. The district currently has eight K-8 schools.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## Buckeye Elementary School District

Buckeye Elementary School District is in Western Maricopa County. Buckeye ESD grew from 47,109 in 2011 to 101,314 in 2021. This represents a 46% increase in the population over the 10-year period, equivalent to an average annual growth rate of 7.7%.<sup>1</sup> The City of Buckeye is this year's fourth-fastest growing small city in the U.S.<sup>2</sup> The city is projected to continue to expand due to its physical and geographic position with a potential supported population of over 1.5 million.<sup>3</sup> Also, 64% of households earn at or above Arizona's median household income of \$60,000. Median household income is expected to increase by \$22,366 over the next ten years—an annual rate of 2.4%.<sup>4</sup> And in 2020, 33% of residents had some form of college education; 16% of whom held professional degrees.<sup>5,6</sup> In addition, Buckeye has many key-established and developing industries, including:

- Advanced Manufacturing
- Distribution & Logistics
- Retail, Hospitality & Entertainment
- Healthcare
- Aviation
- Entrepreneurship
- Energy
- Higher Education
- Agriculture Technology<sup>7</sup>

2023 promises over 9 million square feet of new commercial development for the city, with clients such as Banner Health, Marriott, and Costco.<sup>8</sup> The city saw an employment growth of 8.45% between May 2020 and May 2021.<sup>9</sup> Matching labor demand, Buckeye issued more single-family residential permits in 2022 than Avondale, Goodyear, Peoria or Glendale, and double the permits than the runner-up.<sup>10</sup> Buckeye offers funding opportunities for businesses looking to invest in the rehabilitation of existing buildings through the Catalyst Program.<sup>11</sup> The city offers up to \$50,000 of reimbursable funding support for development projects. To date, the program has generated \$1.6 million and a 1:2.5 return on

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<sup>1</sup> U.S. Census Bureau ACS 5 Year Estimate 2011; U.S. Census Bureau ACS 1 Year Estimate 2021

<sup>2</sup> "Fastest-Growing Cities Are Still in the West and South". U.S. Census Bureau Press Releases. 2022 May 26. <https://www.census.gov/newsroom/press-releases/2022/fastest-growing-cities-population-estimates.html>

<sup>3</sup> "Population & Demographics," City of Buckeye, 2019, <https://growbuckeyeredesign.prod.govaccess.org/research-data/population-demographics>

<sup>4</sup> U.S. Census Bureau ACS 5 Year Estimate 2020

<sup>5</sup> U.S. Census Bureau ACS 5 Year Estimate 2020

<sup>6</sup> "QuickFacts". Buckeye city, Arizona. 2021. <https://www.census.gov/quickfacts/buckeyecityarizona>

<sup>7</sup> "Key Industries". City of Buckeye. 2021. <https://www.growbuckeye.com/pages/key-industries>

<sup>8</sup> "Here's the Arizona economic development forecast for 2023". AZ Big Media. 2022 November. <https://azbigmedia.com/business/heres-the-arizona-economic-development-forecast-for-2023/>

<sup>9</sup> "Economy". Buckeye, Arizona. Data USA. 2022. <https://datausa.io/profile/geo/buckeye-az/#economy>

<sup>10</sup> "West Valley permits by City". Choose Buckeye. Grow Buckeye. 2022.

<https://www.growbuckeye.com/pages/choose-buckeye#commercialgrowth>

<sup>11</sup> "Catalyst Program," City of Buckeye, 2021, <https://www.growbuckeye.com/pages/catalyst-program>

investment for private backers. Catalyst earned the 2020 Award of Merit at the Arizona Association of Economic Development's Golden Prospector Awards.<sup>12</sup>

Buckeye has continued to increase its local competitiveness by expanding its incentive programs. In addition to the Foreign Trade Zone No. 277 and Opportunity Zone programs, the city has incorporated a Manufacturing Sales Tax Exemption, and New Markets Tax Credit Program to its portfolio. The Manufacturing Sales Tax Exemption is the only one of its kind offered in the state of Arizona, eliminating state sales taxes on electricity and natural gas bills. The Reduced Sales Tax Rate is the lowest tax rate in Maricopa County (for items over \$2,000), inviting consumers to the area.<sup>13</sup>

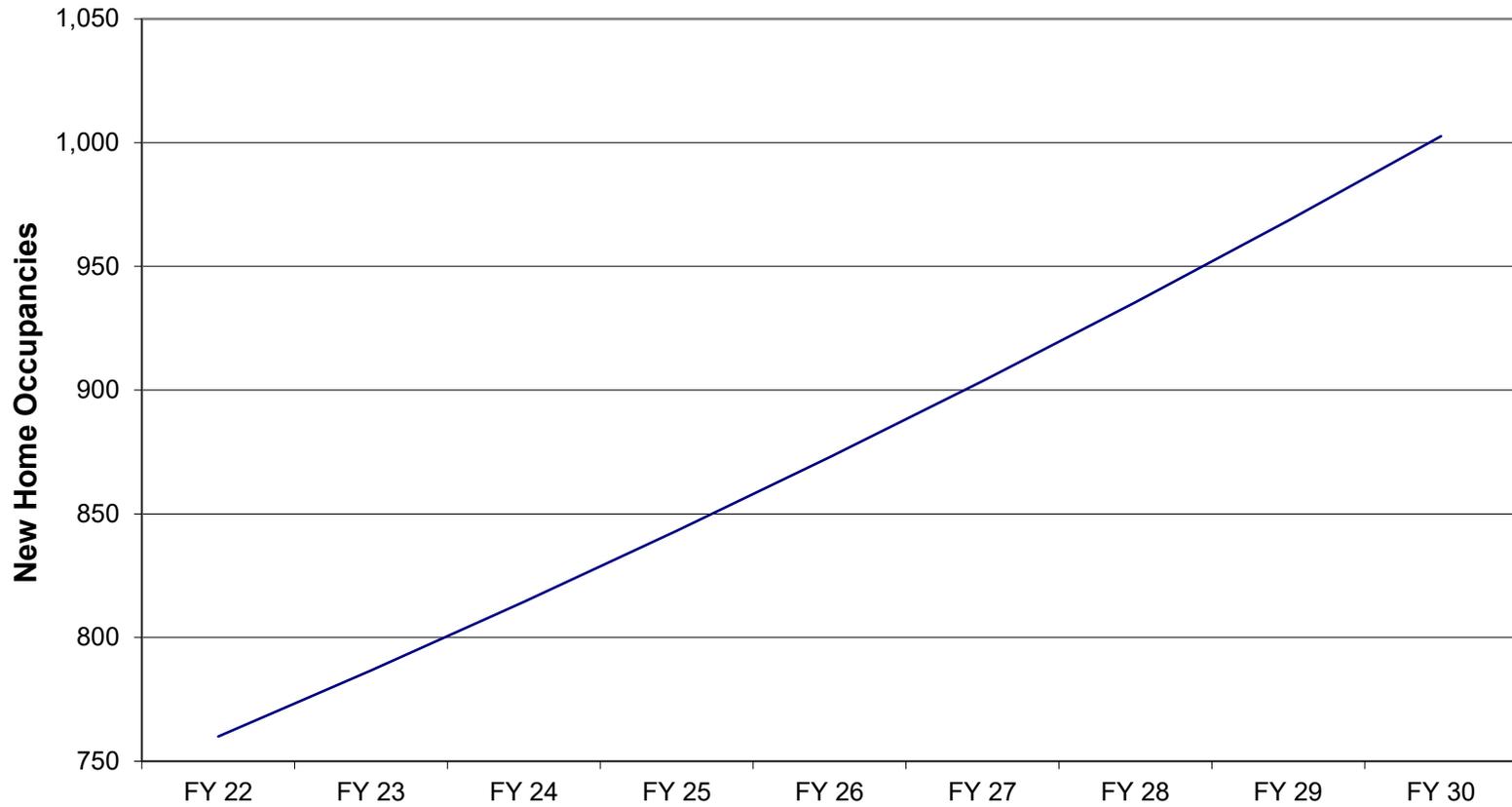
Housing and business developments have surged in the area. This recent growth in both commercial and residential development primes Buckeye to experience a significant increase to its youth population over the coming years. This observation leads to a forecasted increase in demand for primary education institutions.

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<sup>12</sup> "Catalyst Program awarded Golden Prospector Award". News List. City of Buckeye. 2020 November 4. <https://www.buckeyeaz.gov/Home/Components/News/News/1725/18?backlist=%2f>

<sup>13</sup> "Tax Incentives". Resources. City of Buckeye. 2021. <https://www.growbuckeye.com/pages/resources>

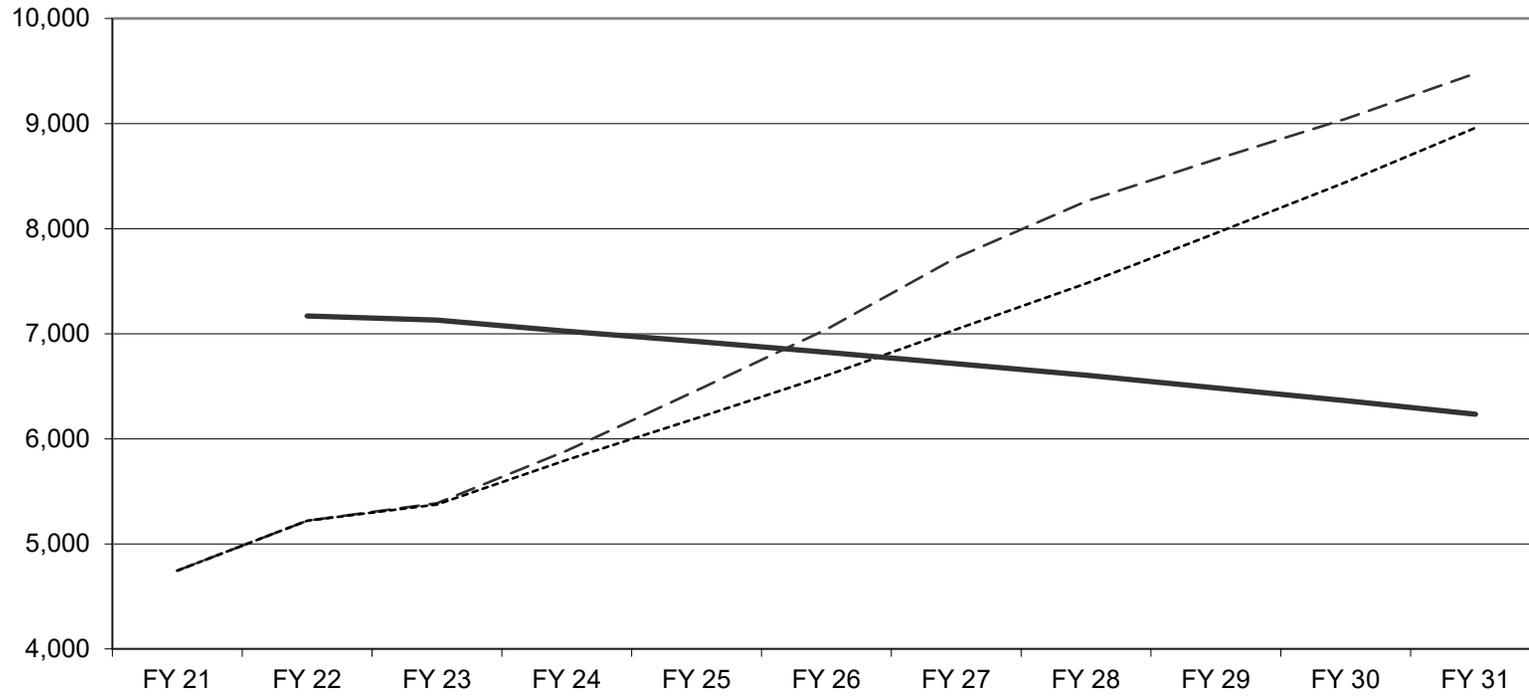
New Home Occupancies (1)  
 Buckeye Elementary District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
760	787	815	843	873	904	936	968	1,003	7,888

K-8 Graph  
 Buckeye Elementary District



--- District ADM    ..... SFOB ADM    — Capacity

K-8	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
District ADM	4,745	5,219	5,388	5,886	6,460	7,042	7,724	8,258	8,658	9,043	9,477
SFOB ADM	4,745	5,219	5,375	5,797	6,194	6,602	7,042	7,478	7,955	8,442	8,959
Capacity		7,168	7,129	7,024	6,925	6,823	6,713	6,604	6,484	6,363	6,233

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Buckeye Elementary District  
CTD – 070433  
(K-8)**

**District New Construction Request**

<b>FY 23</b> (7/1/22-6/30/23)	<b>FY 24</b> (7/1/23-6/30/24)	<b>FY 25</b> (7/1/24-6/30/25)	<b>FY 26</b> (7/1/25-6/30/26)	<b>FY 27</b> (7/1/26-6/30/27)	<b>FY 28</b> (7/1/27-6/30/28)	<b>FY 29</b> (7/1/28-6/30/29)	<b>FY 30</b> (7/1/29-6/30/30)	<b>FY 31</b> (7/1/30-6/30/31)
K-8 for 950 students								

**Staff Notes Regarding District’s Request:** These schools were not held for consideration last year. The district owns one vacant site; additional sites may need to be purchased.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> (7/1/22-6/30/23)	<b>FY 24</b> (7/1/23-6/30/24)	<b>FY 25</b> (7/1/24-6/30/25)	<b>FY 26</b> (7/1/25-6/30/26)	<b>FY 27</b> (7/1/26-6/30/27)	<b>FY 28</b> (7/1/27-6/30/28)	<b>FY 29</b> (7/1/28-6/30/29)	<b>FY 30</b> (7/1/29-6/30/30)	<b>FY 31</b> (7/1/30-6/30/31)
No approval				K-8 for 950 students **		K-8 for 950 students **		K-8 for 950 students **

Note: The actual capacity of a 950-student K-8 school in this district would be 1,097 students.

**\*\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

**New Construction Analysis  
Buckeye Elementary District  
K - 8**

<b>K-8</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	5,905	5,905	5,905	5,905	5,905	5,905	5,905	5,905	5,905	5,905
District-funded Capacity (2)	1,264	1,225	1,119	1,020	918	808	699	580	458	329
<b>Total Student Capacity</b>	<b>7,168</b>	<b>7,129</b>	<b>7,024</b>	<b>6,925</b>	<b>6,823</b>	<b>6,713</b>	<b>6,604</b>	<b>6,484</b>	<b>6,363</b>	<b>6,233</b>

<b>District's ADM Projections</b>	<b>5,219</b>	<b>5,388</b>	<b>5,886</b>	<b>6,460</b>	<b>7,042</b>	<b>7,724</b>	<b>8,258</b>	<b>8,658</b>	<b>9,043</b>	<b>9,477</b>
ADM Growth Rate	10.0%	3.2%	9.2%	9.8%	9.0%	9.7%	6.9%	4.8%	4.4%	4.8%
Number of Students for which new space is required (3)		(1,741)	(1,138)	(465)	219	1,011	1,654	2,174	2,680	3,244

<b>SFOB Recommended ADM Projections</b>	<b>5,219</b>	<b>5,375</b>	<b>5,797</b>	<b>6,194</b>	<b>6,602</b>	<b>7,042</b>	<b>7,478</b>	<b>7,955</b>	<b>8,442</b>	<b>8,959</b>
ADM Growth Rate	10.0%	3.0%	7.9%	6.8%	6.6%	6.7%	6.2%	6.4%	6.1%	6.1%
Number of Students for which new space is required (3)		(1,754)	(1,226)	(730)	(221)	330	874	1,471	2,080	2,726

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
TBD / New school	K-8	950	92.4	87,780	1,097	FY 27
TBD / New school	K-8	950	92.4	87,780	1,097	FY 29
TBD / New school	K-8	950	92.4	87,780	1,097	FY 31

ADM Projections  
Buckeye Elementary District

12/9/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	4,745	5,219	5,388	5,886	6,460	7,042	7,724	8,258	8,658	9,043	9,477	9,829
% change		10.0%	3.2%	9.2%	9.8%	9.0%	9.7%	6.9%	4.8%	4.4%	4.8%	3.7%

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<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	4,745	5,219	5,375	5,797	6,194	6,602	7,042	7,478	7,955	8,442	8,959	9,439
% change		10.0%	3.0%	7.9%	6.8%	6.6%	6.7%	6.2%	6.4%	6.1%	6.1%	5.4%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	4,745	4,834	4,877	5,008	5,139	5,296	5,449	5,640	5,868	6,108	6,357	NA
% change		1.9%	0.9%	2.7%	2.6%	3.1%	2.9%	3.5%	4.1%	4.1%	4.1%	NA

ADM History  
Buckeye Elementary District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 8</b>	4,613	4,734	5,079	5,104	4,745	5,219	
<b>% change</b>		2.6%	7.3%	0.5%	-7.0%	10.0%	2.5%

Square Footage and Capacity by School  
 Buckeye Elementary District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Buckeye Elementary School	107,557	30,213	77,344	1,774	75,570	88.5	854
Replacement space funded through Deficiency Corrections	36,077	0	36,077	0	36,077	88.5	408
District-funded SF added to Buckeye Elementary	1,415	1,415	0	0	0	88.5	0
SFB-funded Bales Elementary	73,920	0	73,920	NA	73,920	80.9	914
District-funded SF added to Bales	12,986	9,130	3,856	386	3,470	88.5	39
SFB-funded Sundance Elementary (2)	75,112	0	75,112	NA	75,112	80.9	928
District-funded SF added to Sundance	10,790	10,790	0	0	0	80	0
SFB-funded Westpark	73,920	0	73,920	NA	73,920	80.9	914
SFB-funded Steven Jasinski	73,920	0	73,920	NA	73,920	80	924
District-funded SF added to Steven Jasinski	6,552	6,552	0	0	0	80	0
SFB-funded Inca	73,920	0	73,920	NA	73,920	80	924
Marionneaux Elementary School (opened August 2017) (3)	84,931	76,495	8,436	NA	8,436	80	105
Buckeye Preschool	23,396	23,396	0	NA	0	80	0
John McCain III Elementary School (3)	92,663	0	92,663	NA	92,663	80	1158
<b>Total K-8 Square Footage</b>	<b>747,159</b>	<b>157,991</b>	<b>589,168</b>	<b>2,160</b>	<b>587,008</b>		<b>7,168</b>
(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.							
(2) Originally approved for 73,920 SF, but project was designed for 75,112 SF within SFB budget. Entire amount funded by SFB is included in capacity analysis.							
(3) See Local Funds page for excluded area which varies by year based on ADM.							
Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.							
Note: SFB was replaced by the SFOB effective 9/29/21.							

Local Funds Report  
 Buckeye Elementary District

12/9/2022

K-8 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Addition to Bales (FY 07)	9,130									
Addition to Sundance (FY 07)	10,790									
Buckeye El bldg. 1025 (FY 10)	1,415									
Steven Jasinski bldg. 1002 (FY 13)	6,552									
Marionneaux (FY 17)	84,931									
John S. McCain III Elementary School (School #8)	92,663									
Cumulative Total	205,481	205,481	205,481	205,481	205,481	205,481	205,481	205,481	205,481	205,481
ADM Projections	5,219	5,375	5,797	6,194	6,602	7,042	7,478	7,955	8,442	8,959
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	104,382	107,507	115,949	123,888	132,033	140,843	149,556	159,109	168,845	179,189
Square Footage to be built in excess of 25% threshold (1)	101,099	97,974	89,532	81,593	73,448	64,638	55,925	46,372	36,636	26,292
Capacity of excess square footage	1,264	1,225	1,119	1,020	918	808	699	580	458	329

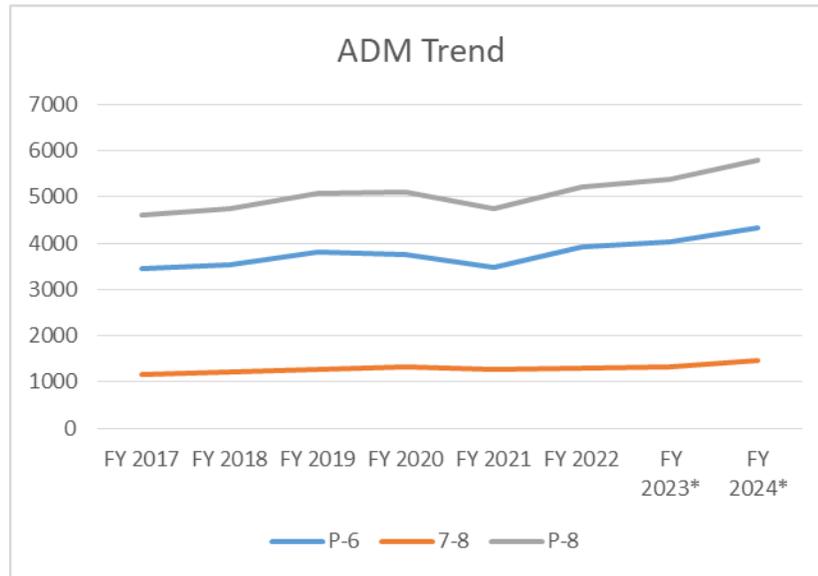
(1) per A.R.S. 41-5711 E.6.

## Buckeye Union High School District

### District Overview

Buckeye Union High School District covers a large area in western Maricopa County, generally south of Interstate 10. It starts at the Avondale Boulevard alignment on the east side (about 15 miles west of downtown Phoenix) and extends west all the way to Maricopa County's borders with Yuma and La Paz Counties. The district currently has four 9-12 schools.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## Buckeye Union High School District

Buckeye Union High School District (UHSD) is located in the West Valley of Maricopa County. The district, which serves and encompasses the City of Buckeye, is served by the four “feeder” elementary school districts of Arlington, Liberty, Palo Verde, and Buckeye. Buckeye UHSD grew from 65,817 in 2010 to 98,260 in 2020, a 49.3 percent increase in the 10-year period.<sup>1</sup>

The West Valley is projected to capture 50 percent of all growth in Maricopa County over the next 25 years.<sup>2</sup> Buckeye is poised to benefit from, and contribute to, that growth. The West Valley has a healthy mix of industry ranging from distribution and logistics, information and technology, and manufacturing.<sup>3</sup> As such, the West Valley has been attracting firms from Taiwan Semiconductor Manufacturing Company, Intel, and Converge Logistics due to Buckeye’s location on a robust transportation corridor providing a major gateway from Asian markets coming from the west and Mexico directly south to Arizona.<sup>4</sup> Buckeye’s prime location also provides a one-day turnaround from ports in southern California.<sup>5</sup>

Buckeye had been the fastest growing city in the U.S. from 2010-2020 with 110,000 residents today.<sup>6</sup> It has slipped to 4<sup>th</sup> this year, but continues to experience continued strong growth.<sup>7</sup> It is a young and well-educated city, with a resident median age of 34 and 62 percent of residents having some level of a college education.<sup>8</sup> Those factors and industry in the West Valley

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<sup>1</sup> U.S. Census Bureau.

<sup>2</sup> Avondale Economic Development, *Economic Development Overview*, by Avondale Economic Development, 2018, <https://www.avondaleaz.gov/home/showdocument?id=12058> (accessed 12/12/2022).

<sup>3</sup> Arizona Commerce Authority, *Community Profile for Buckeye*, by Arizona Commerce Authority, 2018, <https://www.azcommerce.com/a/profiles/ViewProfile/36/Buckeye/> (accessed 12/12/2022).

<sup>4</sup> Ibid; Tutora, Elinor, *Here’s how the West Valley is capitalizing on development boom*, AZ Big Media, 20 June, <https://azbigmedia.com/real-estate/commercial-real-estate/heres-how-the-west-valley-is-capitalizing-on-a-boom-in-development/> (accessed 12/12/2022).

<sup>5</sup> See footnote 3.

<sup>6</sup> City of Buckeye Economic Development Department, *Choose Buckeye*, <https://www.growbuckeye.com/pages/b3a07e4288e44de197e6694351e0bee1> (accessed 12/8/2022).

<sup>7</sup> US Census, 2022, <https://www.census.gov/newsroom/press-releases/2022/fastest-growing-cities-population-estimates.html> (accessed 11/23/22).

<sup>8</sup> City of Buckeye Economic Development Department, *Choose Buckeye*, <https://www.growbuckeye.com/pages/b3a07e4288e44de197e6694351e0bee1> (accessed 12/8/2022).

contribute to Buckeye's high average household income of \$100,731.<sup>9</sup> Of Buckeye's total land area, only 14 percent has been built out.<sup>10</sup> Single family residential permits trended down in 2022 approximately 22.2 percent however, issued permits in Buckeye still outpaced neighboring communities of Avondale, Goodyear, Peoria, and Glendale.<sup>11</sup> Additionally, the local housing market is competitive and boasts an attractive median home sales price of \$395,000, nearly \$100,000 less than nearby Avondale and Goodyear.<sup>12</sup>

Buckeye's demographic characteristics coupled with commercial and residential developments places Buckeye in a position to continue on its current growth trend for the foreseeable future.

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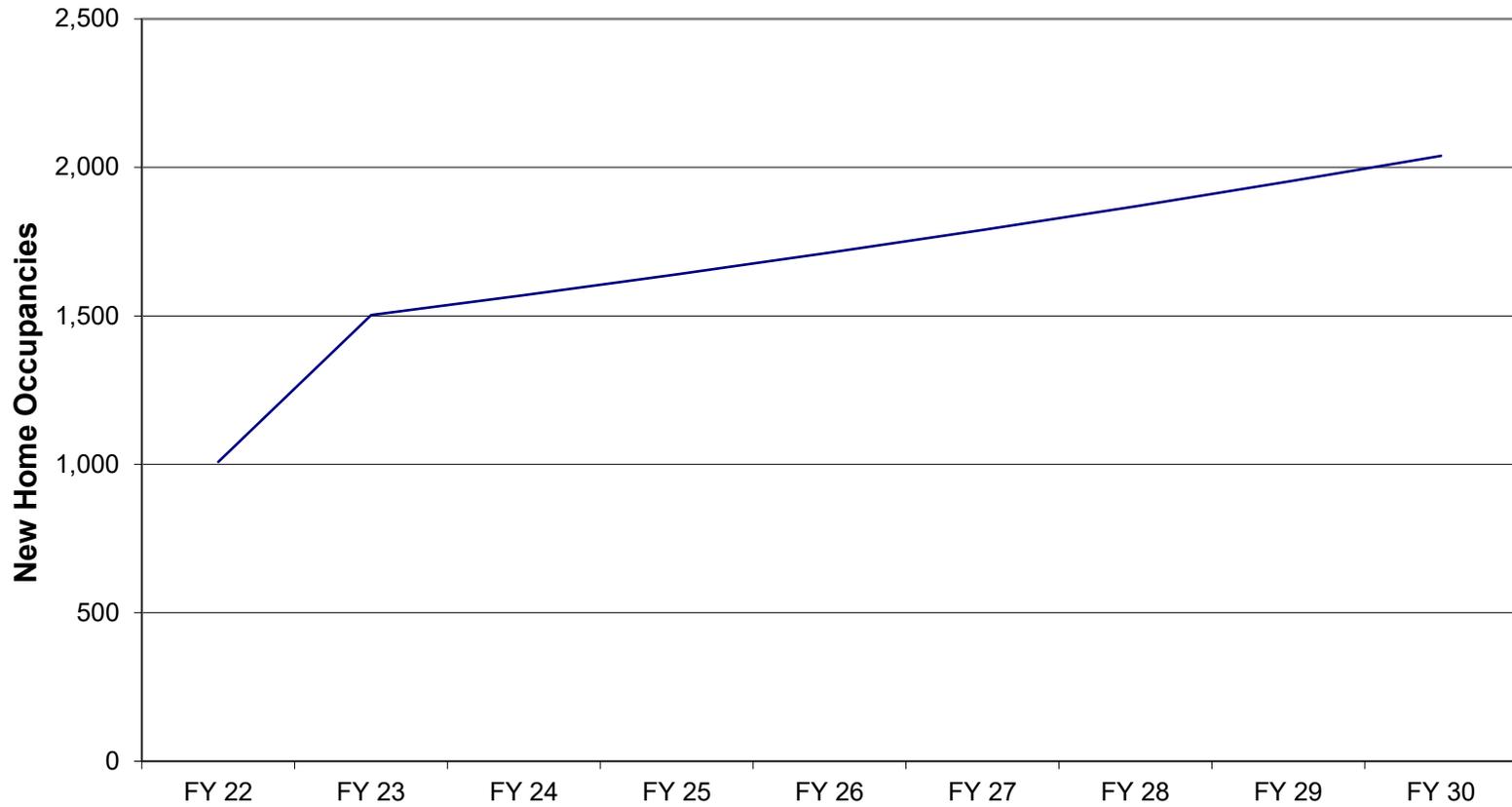
<sup>9</sup> Ibid.

<sup>10</sup> Ibid.

<sup>11</sup> Ibid.

<sup>12</sup> Redfin, *Buckeye Housing Market*, <https://www.redfin.com/city/2047/AZ/Buckeye/housing-market> (accessed 12/12/2022); Redfin, *Avondale Housing Market*, <https://www.redfin.com/neighborhood/34849/IL/Chicago/Avondale/housing-market> (accessed 12/12/2022); Redfin, *Goodyear Housing Market*, <https://www.redfin.com/city/7245/AZ/Goodyear/housing-market> (accessed 12/12/2022).

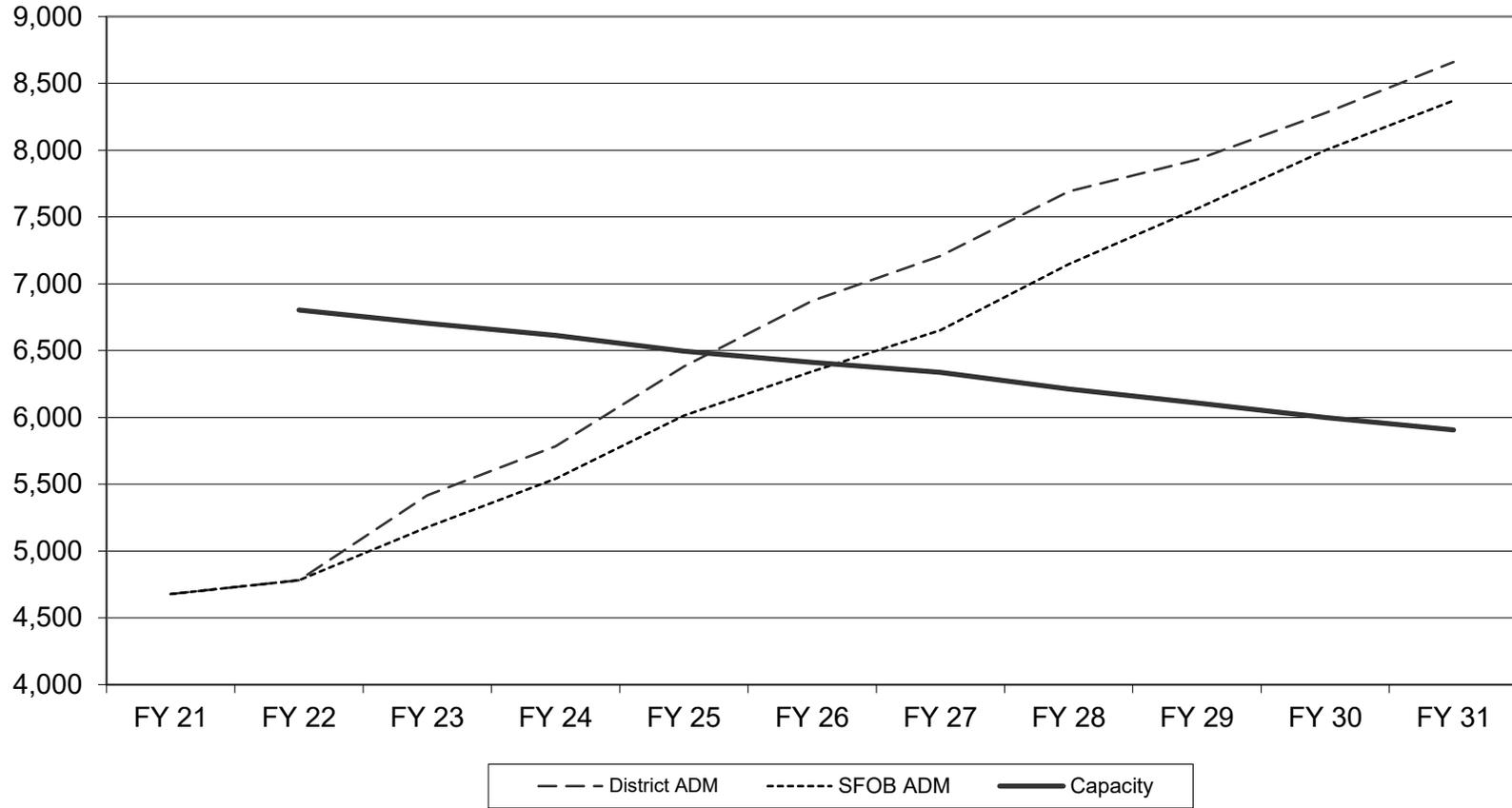
New Home Occupancies (1)  
 Buckeye Union High School District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
1,008	1,503	1,570	1,640	1,713	1,789	1,869	1,952	2,039	15,082

9-12 Graph  
Buckeye Union High School District



9-12	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
District ADM	4,679	4,782	5,417	5,785	6,381	6,872	7,209	7,692	7,930	8,279	8,660
SFOB ADM	4,679	4,782	5,179	5,542	6,013	6,344	6,652	7,148	7,561	7,999	8,371
Capacity		6,804	6,705	6,614	6,496	6,413	6,336	6,212	6,109	6,000	5,906

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Buckeye Union District  
CTD – 070501  
(9-12)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			9-12 for 1,800 students				

**Staff Notes Regarding District’s Request:** This project was not requested last year. The District does not own any vacant parcels; it is in the process of selecting a site.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
				9-12 for 1,800 students *			

Note: The actual capacity of a 1,800-student 9-12 school in this district would be 2,394 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

**New Construction Analysis  
Buckeye Union High School District  
9-12**

<b>9-12</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	4,433	4,433	4,433	4,433	4,433	4,433	4,433	4,433	4,433	4,433
District-funded Capacity (2)	2,371	2,272	2,181	2,063	1,980	1,903	1,779	1,676	1,567	1,473
<b>Total Student Capacity</b>	<b>6,804</b>	<b>6,705</b>	<b>6,614</b>	<b>6,496</b>	<b>6,413</b>	<b>6,336</b>	<b>6,212</b>	<b>6,109</b>	<b>6,000</b>	<b>5,906</b>

<b>District's ADM Projections</b>	<b>4,782</b>	<b>5,417</b>	<b>5,785</b>	<b>6,381</b>	<b>6,872</b>	<b>7,209</b>	<b>7,692</b>	<b>7,930</b>	<b>8,279</b>	<b>8,660</b>
ADM Growth Rate	2.2%	13.3%	6.8%	10.3%	7.7%	4.9%	6.7%	3.1%	4.4%	4.6%
Number of Students for which new space is required (3)		(1,288)	(829)	(115)	459	873	1,480	1,821	2,279	2,754

<b>SFOB Recommended ADM Projections</b>	<b>4,782</b>	<b>5,179</b>	<b>5,542</b>	<b>6,013</b>	<b>6,344</b>	<b>6,652</b>	<b>7,148</b>	<b>7,561</b>	<b>7,999</b>	<b>8,371</b>
ADM Growth Rate	2.2%	8.3%	7.0%	8.5%	5.5%	4.8%	7.5%	5.8%	5.8%	4.7%
Number of Students for which new space is required (3)		(1,526)	(1,072)	(483)	(69)	315	935	1,452	1,999	2,465

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
TBD / New School	9-12	1,800	125	225,000	2,394	FY 27

ADM Projections  
Buckeye Union High School District

12/9/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
9 - 12	4,679	4,782	5,417	5,785	6,381	6,872	7,209	7,692	7,930	8,279	8,660	9,024
% change		2.2%	13.3%	6.8%	10.3%	7.7%	4.9%	6.7%	3.1%	4.4%	4.6%	4.2%

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<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
9 - 12	4,679	4,782	5,179	5,542	6,013	6,344	6,652	7,148	7,561	7,999	8,371	8,698
% change		2.2%	8.3%	7.0%	8.5%	5.5%	4.8%	7.5%	5.8%	5.8%	4.7%	3.9%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
9 - 12	4,679	NA										
% change		NA										

ADM History  
Buckeye Union High School District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>9 - 12</b>	3,983	4,107	4,267	4,499	4,679	4,782	
<b>% change</b>		3.1%	3.9%	5.4%	4.0%	2.2%	3.7%

Square Footage and Capacity by School  
Buckeye Union High School District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Original Buckeye Union High School and SFB-funded replacement space	161,224	11,978	149,246	2,523	146,723	123	1,193
B bond square footage added to Buckeye Union High School (2)	123,848	80,720	43,128	NA	43,128	94	459
B bond square footage added to Buckeye Union High School (2) (FY 21)	3,556	0	3,556	NA	3,556	94	38
SFB-funded Estrella Foothills High School bldgs. 1001 -1005 (3)	97,671	0	97,671	NA	97,671	112	872
SFB-funded Estrella Foothills High School bldgs. 1006 -1008 (3)	61,801	0	61,801	NA	61,801	94	657
B bond square footage added to Estrella High School (2)	77,821	49,233	28,588	NA	28,588	94	304
SFB-approved Youngker High to open FY 08	160,800	0	160,800	NA	160,800	94	1,711
B bond square footage added to Youngker High School (2)	101,083	247	100,836	NA	100,836	94	1,073
B bond square footage added to Youngker High School (2) (FY 21)	3,752	0	3,752	NA	3,752	94	40
Buckeye Learning Center	43,000	0	43,000	NA	43,000	94	457
	<b>834,556</b>	<b>142,178</b>	<b>692,378</b>	<b>2,523</b>	<b>689,855</b>		<b>6,804</b>
<p>(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.  (2) See Local Funds page for excluded area which varies by year based on ADM.  (3) Although the district reported 160,508 SF actually built, the SFB funded 160,800 SF, and this entire amount counts against the district's capacity in this analysis. Liaison's building measurements add up to 159,472.</p>							
<p>Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.</p>							
<p>Note: SFB was replaced by the SFOB effective 9/29/21.</p>							

Local Funds Report  
 Buckeye Union High School District

12/9/2022

9-12 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Vocational Agriculture building at Buckeye Union H.S. (FY 04)	11,042								
Sports field buildings at Estrella High School (FY 05)	7,238								
New Gym/Sports Complex at Buckeye Union H.S. (FY 06)	52,092								
New Gym/Sports Complex at Estrella Foothills H.S. (FY 07)	47,247								
Addl SF at Youngker (FY 08)	3,601								
Performing Arts Center at Estrella Foothills (FY 08)	15,667								
Buckeye Union High School buildings 1052 and 1053 (FY 09)	25,586								
Youngker buildings 1005 and 1006 (FY 09)	58,469								
Youngker bldg. 1007 (FY 10)	23,279								
Estrella bldg. 1012 (FY 10)	1,200								
Buckeye Learning Center bldg. 1001 (FY 13)	35,000								
Buckeye Learning Center bldg. 1002 (FY 14)	8,000								
Buckeye Union High School building 1054 (FY 16)	2,017								
Buckeye Union High School building 1055 (FY 16)	13,702								
Buckeye Union High School building 1056 (FY 19)	1,823								
Estrella bldg. 1013 (FY 16)	896								
Estrella bldg. 1014 (FY 16)	3,750								
Estrella bldg. 1015 (FY 16)	1,823								
Youngker building 1008 (FY 16)	2,093								
Youngker building 1009 (FY 16)	11,001								
Youngker building 1010 (FY 19)	1,157								
Youngker building 1011 (FY 19)	1,236								
Buckeye Union High School building 1057 (FY 21)	1,876								
Buckeye Union High School building 1058 (FY 21)	1,680								
Youngker building 1013 (FY 21)	1,876								
Youngker building 1014 (FY 21)	1,876								
Cumulative Total	335,227	335,227	335,227	335,227	335,227	335,227	335,227	335,227	335,227
ADM Projections	4,782	5,179	5,542	6,013	6,344	6,652	7,148	7,561	7,999
x Minimum adequacy factor	94	94	94	94	94	94	94	94	94
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	112,367	121,696	130,232	141,313	149,086	156,316	167,967	177,692	187,970
Square Footage to be built in excess of 25% threshold (1)	222,860	213,531	204,995	193,914	186,141	178,911	167,260	157,535	147,257
Capacity of excess square footage	2,371	2,272	2,181	2,063	1,980	1,903	1,779	1,676	1,567

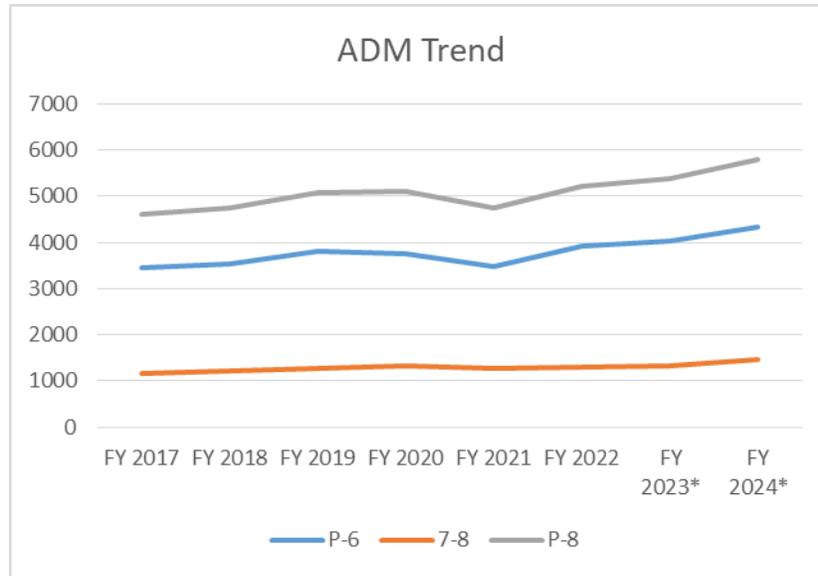
(1) per A.R.S. 41-5711 E.6.

## Casa Grande Elementary School District

### District Overview

Casa Grande Elementary School covers the town of Casa Grande and surrounding areas in Pinal County, midway between Phoenix and Tucson. The district currently has thirteen K-8 schools.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## Casa Grande Elementary School District

Casa Grande Elementary School District (ESD) serves the City of Casa Grande in Western Pinal County. Between 2011 and 2021, Casa Grande's population grew from 45,787 to 53,488, an increase of 16.8%. This constitutes an average annual growth rate of 1.53%.<sup>1</sup> The upward trajectory is expected to continue due to the city's low cost of living relative to nearby communities alongside its geographic proximity to both Phoenix and Tucson.<sup>2</sup> However, between 2020 and 2021, Casa Grande's population decreased by 6.8% from 57,318 to 53,488.<sup>3</sup> City leadership suspects that recent Census estimates are inaccurate as population figures in several previously growing Pinal County cities reflect lower-than-expected counts.<sup>4</sup> The prior year notwithstanding, Casa Grande is projected to continue its trend of fast growth over the next ten years. The median household income in Casa Grande is \$59,175, just under Arizona's median household income of \$60,000.<sup>5</sup> Among residents, 54.4% have attended at least some college, with 7.1% holding a graduate or professional degree.<sup>6</sup>

Casa Grande is home to businesses in multiple industries but specializes in logistics and manufacturing. The city is an attractive destination for businesses seeking to penetrate markets in the Western United States due to its large Industrial Corridor, which contains thousands of acres of developable land.<sup>7</sup> Moreover, financial incentives such as the New Market Tax Credit reduce the cost of opening businesses in Casa Grande.<sup>8</sup> Lucid Motors recently completed phase one construction of an electric vehicle manufacturing facility in Casa Grande, with plans to expand significantly over the next decade. The firm expects to employ 4,800 either directly or indirectly by 2029.<sup>9</sup> Chang Chun, a leading global petrochemical supplier, expects to complete construction of its own manufacturing facility in 2023, contributing another 200 jobs to the local economy.<sup>10</sup>

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<sup>1</sup> U.S. Census Bureau ACS 5 Year Estimate 2011; U.S. Census Bureau ACS 1 Year Estimate 2021

<sup>2</sup> "Economic Development". City of Casa Grande. 2022. <https://casagrandeaz.gov/economic-development/>

<sup>3</sup> U.S. Census Bureau ACS 5 Year Estimate 2011; U.S. Census Bureau ACS 1 Year Estimate 2021

<sup>4</sup> Dorman, Aaron. (13 August 2021). *Surprising numbers for Pinal cities in census; Maricopa now most populous city*. Maricopa Monitor. [https://www.pinalcentral.com/maricopa\\_monitor/news/surprising-numbers-for-pinal-cities-in-census-maricopa-now-most-populous-city/article\\_f2f385f8-2e17-5b85-818a-6a5622e9584e.html](https://www.pinalcentral.com/maricopa_monitor/news/surprising-numbers-for-pinal-cities-in-census-maricopa-now-most-populous-city/article_f2f385f8-2e17-5b85-818a-6a5622e9584e.html)

<sup>5</sup> U.S. Census Bureau ACS 5 Year Estimate 2020

<sup>6</sup> Ibid.

<sup>7</sup> "Economic Development". City of Casa Grande. 2022. <https://casagrandeaz.gov/economic-development/>

<sup>8</sup> Ibid.

<sup>9</sup> "Lucid Motors Marks Start of Construction at Arizona Electric Vehicle Factory Site". City of Casa Grande. 2019. <https://casagrandeaz.gov/lucid-motors/>

<sup>10</sup> "Chang Chun Arizona Breaks Ground on Manufacturing Facility in Casa Grande". Arizona Commerce Authority. 2022. <https://www.azcommerce.com/news-events/news/2022/10/chang-chun-arizona-breaks-ground-on-manufacturing-facility-in-casa-grande/?fbclid=IwAR0kcXySVCqKcieDLp8GZc62CJRlg-S5tldfvcuLLwkTTK0sd7RokQlcGqg>

Job opportunities in conjunction with rising costs of living in nearby cities have led to a housing boom in Casa Grande. To keep pace with increased demand and prepare for ongoing growth, Casa Grande has rezoned several parcels of land near the city's downtown to enable mixed-use development.<sup>11</sup>

The rezoning aims to increase the flexibility of firms to invest in commercial, service, and medium density/multi-family developments.<sup>12</sup> Based on data from the Maricopa Association of Governments, continues its trend of issuing permits for over 1,000 per year since 2020. To meet rising demand for housing, Casa Grande has partnered with developers such as Saint Holdings, which is planning the construction of 4,000 homes.<sup>13</sup>

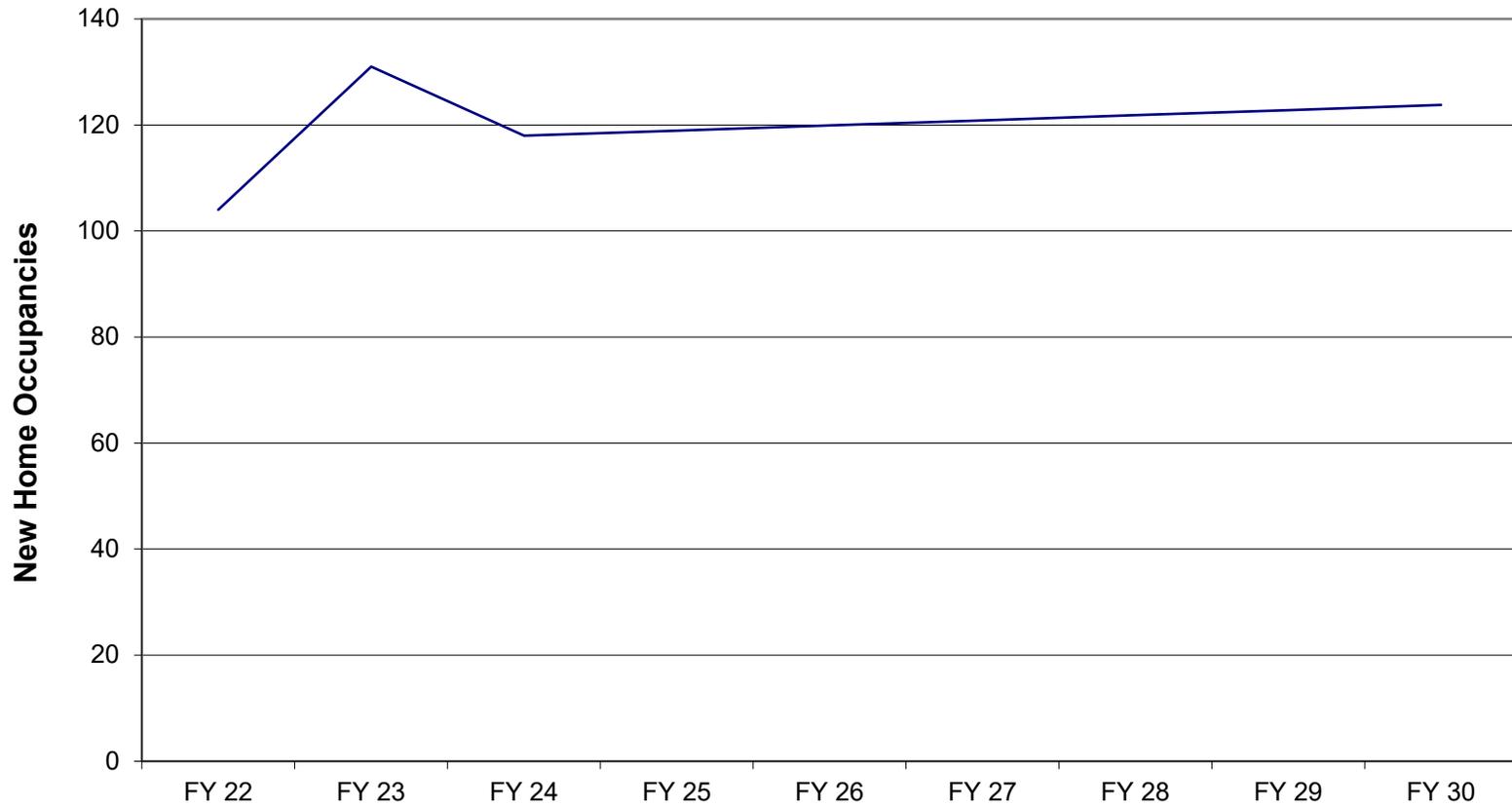
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<sup>11</sup> Dorman, Aaron. (2022 February 4). *CG planners prepping south side of downtown for development*. Casa Grande Dispatch. [https://www.pinalcentral.com/casa\\_grande\\_dispatch/area\\_news/cg-planners-prepping-south-side-of-downtown-for-development/article\\_6dd8101a-e109-5163-b923-6e964e693892.html](https://www.pinalcentral.com/casa_grande_dispatch/area_news/cg-planners-prepping-south-side-of-downtown-for-development/article_6dd8101a-e109-5163-b923-6e964e693892.html)

<sup>12</sup> Ibid.

<sup>13</sup> Ibid.

New Home Occupancies (1)  
Casa Grande Elementary District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
104	131	118	119	120	121	122	123	124	1,081



**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Casa Grande Elementary District  
CTD – 110404  
(K-8)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
	K-5 space for 100 students	K-8 for 550 students	K-5 space for 500 students				

**Staff Notes Regarding District’s Request:** These projects were not requested last year. The District is seeking a donated site for the new school, and owns land for the two requests for additional space.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
	No approval	No approval	No approval				

**New Construction Analysis**  
**Casa Grande Elementary District District**  
**K - 8**

<b>K-8</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>	<b>FY 31</b>
Existing Capacity (1)	8,857	8,857	8,857	8,857	8,857	8,857	8,857	8,857	8,857	8,857
<b>Total Student Capacity</b>	<b>8,857</b>									
<b>District's ADM Projections</b>										
	<b>5,779</b>	<b>6,183</b>	<b>6,357</b>	<b>6,535</b>	<b>6,718</b>	<b>6,906</b>	<b>7,100</b>	<b>7,298</b>	<b>7,503</b>	<b>7,713</b>
ADM Growth Rate	1.4%	7.0%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%
Number of Students for which new space is required (2)		(2,674)	(2,500)	(2,322)	(2,139)	(1,951)	(1,757)	(1,559)	(1,354)	(1,144)
<b>SFOB Recommended ADM Projections</b>										
	<b>5,779</b>	<b>5,918</b>	<b>5,837</b>	<b>5,820</b>	<b>5,806</b>	<b>5,761</b>	<b>5,818</b>	<b>5,888</b>	<b>5,957</b>	<b>6,020</b>
ADM Growth Rate	1.4%	2.4%	-1.4%	-0.3%	-0.2%	-0.8%	1.0%	1.2%	1.2%	1.1%
Number of Students for which new space is required (2)		(2,939)	(3,021)	(3,038)	(3,051)	(3,096)	(3,040)	(2,970)	(2,901)	(2,837)

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is no approval.

ADM Projections  
Casa Grande Elementary District

12/9/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	5,701	5,779	6,183	6,357	6,535	6,718	6,906	7,100	7,298	7,503	7,713	7,929
% change		1.4%	7.0%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%	2.8%

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<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	5,701	5,779	5,918	5,837	5,820	5,806	5,761	5,818	5,888	5,957	6,020	6,096
% change		1.4%	2.4%	-1.4%	-0.3%	-0.2%	-0.8%	1.0%	1.2%	1.2%	1.1%	1.3%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	5,701	NA										
% change		NA										

ADM History  
Casa Grande Elementary District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 8</b>	6,534	6,499	6,321	6,260	5,701	5,779	
<b>% change</b>		-0.5%	-2.7%	-1.0%	-8.9%	1.4%	-2.4%

Square Footage and Capacity by School  
Casa Grande Elementary District

<b>School</b>	<b>Gross Area</b>	<b>Excluded Area</b>	<b>Net Area</b>	<b>IC Deduct</b>	<b>Net of IC</b>	<b>Divisor (1)</b>	<b>Capacity</b>
Cholla Elementary School	47,233	3,653	43,580	4,182	39,398	88.5	445
Cottonwood Elementary School	47,208	3,653	43,555	4,356	39,199	88.5	443
Early Childhood Learning Center	8,968	8,968	0	NA	0	80	-
Evergreen Elementary School	49,421	827	48,594	2,896	45,698	88.5	516
Ironwood School	55,808	0	55,808	5,581	50,227	88.5	568
Mesquite Elementary School	75,888	0	75,888	7,589	68,299	88.5	772
Palo Verde School	71,197	0	71,197	7,121	64,076	88.5	724
Saguaro Elementary School	828	0	828	83	745	88.5	8
SFB-funded addition to Saguaro	3,294	0	3,294	NA	3,294	80	41
SFB-funded Desert Willow	67,510	10	67,500	NA	67,500	80	844
SFB-funded McCartney Ranch (2)	67,553	53	67,500	NA	67,500	80	844
Cactus Middle School	97,733	0	97,733	7,355	90,378	88.5	1,021
Casa Grande Middle School (formerly Junior High School)	47,115	0	47,115	4,442	42,673	88.5	482
Ocotillo Elementary School	26,073	26,073	0	0	0	88.5	-
SFB-funded Villago Middle School (3)	96,822	152	96,670	NA	96,670	80	1,208
Saguaro Elementary and Casa Grande Middle School (FY 18)	92,874	365	92,509	9,251	83,258	88.5	941
<b>Total K-8</b>	<b>855,525</b>	<b>43,754</b>	<b>811,771</b>	<b>52,856</b>	<b>758,915</b>		<b>8,857</b>
<p>(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.</p> <p>(2) Plans at the time this school was presented to SFB showed that the total SF would be 67,911, with 411 SF funded by the district. District-submitted FY 08 New Square Footage Report indicates that 68,875 SF were actually built. District was asked to review, and the conclusion was total 67,553 SF. SFB staff and District staff measured together at 67,568 SF, and agreed on 67,553 SF as final number.</p> <p>(3) Plans at the time this school was presented to SFB showed that the total SF would be 96,847, with 177 SF funded by the district. District-submitted FY 08 New Square Footage Report indicates that a total of 96,822 SF were actually built.</p>							
<p>Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.</p> <p>Note: SFB was replaced by the SFOB effective 9/29/21.</p>							

Local Funds Report  
Casa Grande Elementary District

12/9/2022

K-8 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Cholla - building 1003	1,785									
Evergreen - building 1009	827									
Desert Willow	10									
McCartney Ranch	53									
Cottonwood School Multipurpose Building	3,653									
Cholla School Multipurpose Building	3,653									
Early Childhood Center	8,968									
Saguaro replacement	365									
Additional SF at Villago MS	152									
Cumulative Total	19,466	19,466	19,466	19,466	19,466	19,466	19,466	19,466	19,466	19,466
ADM Projections	5,968	5,918	5,837	5,820	5,806	5,761	5,818	5,888	5,957	6,020
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	119,366	118,361	116,736	116,394	116,126	115,218	116,354	117,758	119,135	120,409
Square Footage to be built in excess of 25% threshold	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0

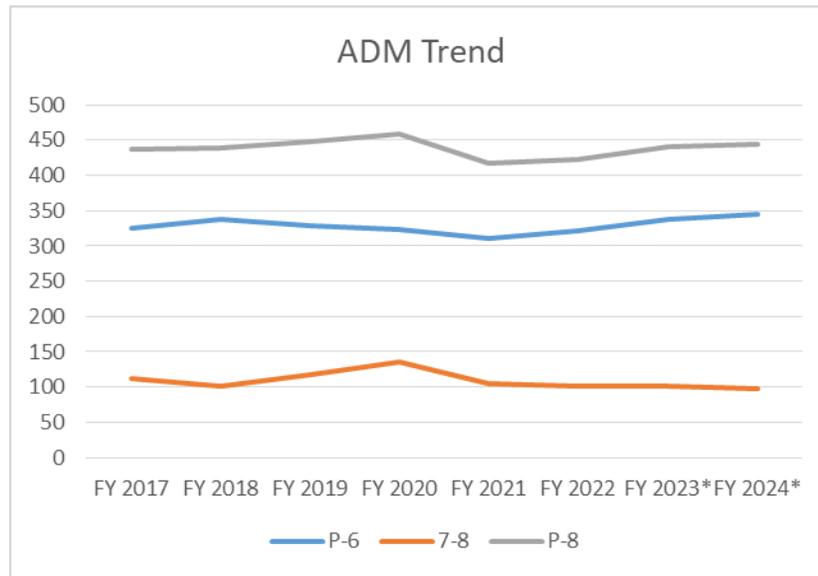
(1) per A.R.S. 15-2011 E.6.

## Clarkdale-Jerome Elementary School District

### District Overview

Clarkdale-Jerome School is located in Yavapai County. The district currently has one K-8 school.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

### Clarkdale-Jerome Elementary School District

Clarkdale-Jerome Elementary School District is in the northeastern region of the Prescott Valley, with Cottonwood to the east. Clarkdale-Jerome ESD grew from 3,895 in 2011 to 4,041 in 2021; a small yet increasing population growth over the last decade.<sup>1</sup> The median age in the district is 59.4 years, with 12% of the population between the ages of <1-19 years and 54% of the population between 50 and 69 years.<sup>2</sup>

Clarkdale is a small community of 1,830 workers but is experiencing an employment rate growth of 7.47% between 2019 and 2020. In 2020, the largest employers in the area were Educational Services, Public Administration, and Healthcare & Social Assistance.<sup>3</sup> In 2021, median household income for the town was \$39,076.<sup>4</sup> The majority of the community has received some college education (52%), with 18.4% who received a bachelor's degree or higher.<sup>5</sup>

Jerome experienced a population decline of 12.2% between 2019 and 2020.<sup>6</sup> The median age is 57.2 years with 11% of the community below the age of 19 years.<sup>7</sup> That same year, the median household income in the town experienced decline from \$52,083 to \$44,904. Of the 416 residents, a majority (233) work in the Healthcare & Social Assistance, Retail Trade, and Construction industries. Following the population and income trends, employment also experienced a 15% decrease from the previous year.<sup>7</sup> Similar to Clarkdale, most of the community has obtained some level of higher education, with 25.1% received at least a bachelor's degree.<sup>8</sup>

Between 2019 and 2020, Cottonwood's population grew 2.25% from 11,959 to 12,228. The median age is slightly younger than Jerome and Clarkdale (53.3 years), with 17% of the population younger than 19 years old.<sup>8,9</sup> In 2020, median household income decreased from \$42,500 in 2019 to \$37,146. The town employs 5,290 people in the Accommodation & Food Services, Healthcare & Social Assistance, and Retail Trade industries. Employment has also decreased by 1.27% from 2019.<sup>9</sup> Just over one-third (38%) of the population has received at least some college education, with 22.8% achieving a bachelor's degree or higher.<sup>10</sup> Due to the town's proximity to Sedona, Chromatic Resorts is considering Cottonwood for a 741-acre, 3,700-unit water resort-style village. The developer has announced their intention to include affordable housing and employee housing on the site. The project is forecast to cost around \$2 billion and take up to 20 years to construct. Some local authorities are optimistic about the potential job, housing, and revenue the development could bring into the area.<sup>10</sup>

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<sup>1</sup> U.S. Census Bureau American Community Survey 5-Year Estimates, 2011 & 2021.

<sup>2</sup> (2021). *Clarkdale-Jerome Elementary District, AZ*. Census Reporter.

<https://censusreporter.org/profiles/95000US0400004-clarkdale-jerome-elementary-district-az/>

<sup>3</sup> (2021). *Clarkdale, AZ*. Data USA. <https://datausa.io/profile/geo/clarkdale-az#economy>

<sup>4</sup> U.S. Census Bureau American Community Survey 5-Year Estimate, 2021.

<sup>5</sup> (2021). *Clarkdale, AZ*. Census Reporter. <https://censusreporter.org/profiles/16000US0413890-clarkdale-az/>

<sup>6</sup> (2021). *Jerome, AZ*. Data USA. <https://datausa.io/profile/geo/jerome-az#economy>

<sup>7</sup> (2021). *Jerome, AZ*. Census Reporter. <https://censusreporter.org/profiles/16000US0436290-jerome-az/>

<sup>8</sup> (2021). *Cottonwood, AZ*. Data USA. <https://datausa.io/profile/geo/cottonwood-az>

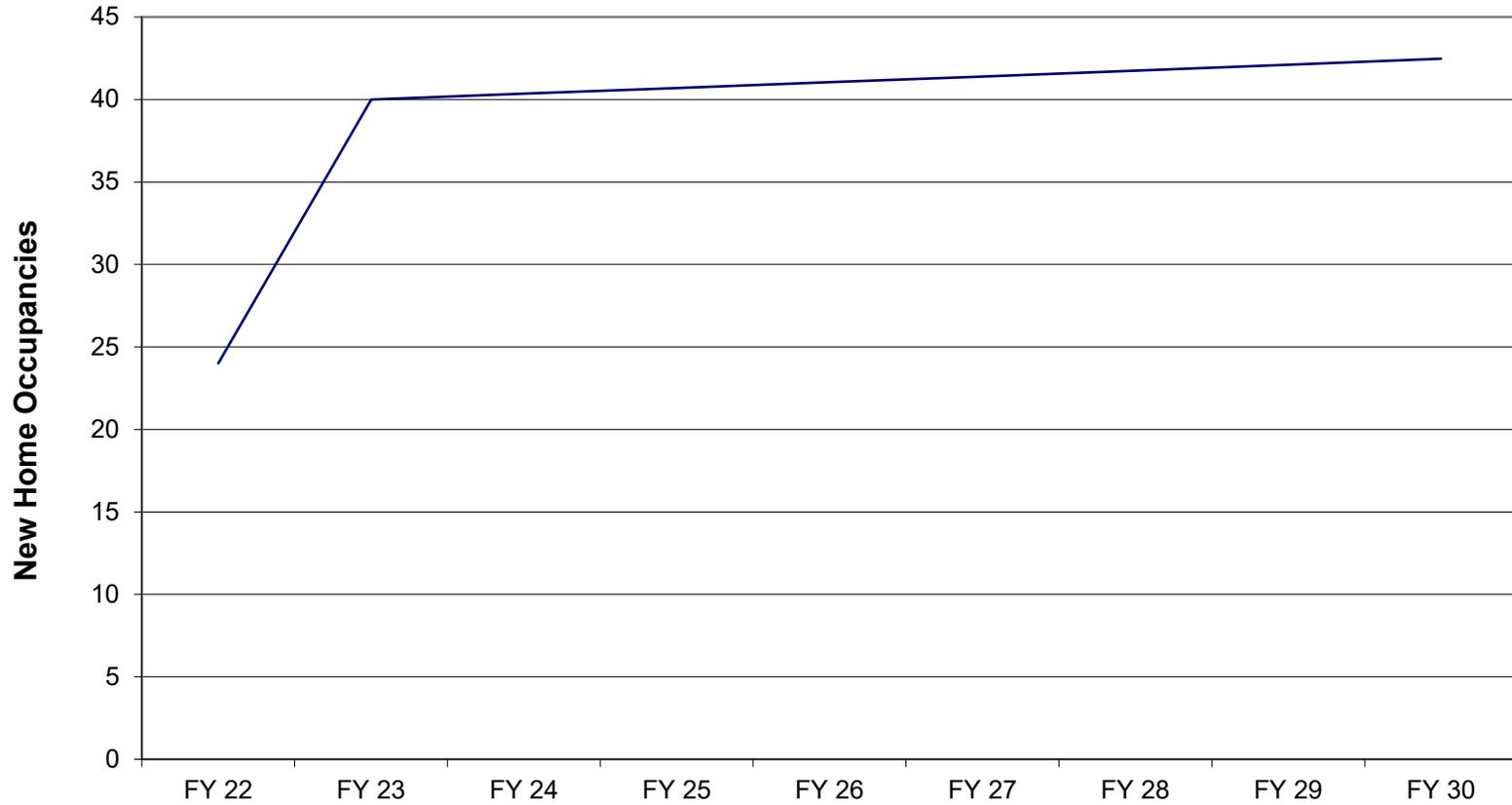
<sup>9</sup> (2021). *Cottonwood, AZ*. Census Reporter. <https://censusreporter.org/profiles/16000US0416410-cottonwood-az/>

<sup>10</sup> Blair, M. (2021 September 21). *Developer proposes 700-acre water resort in Cottonwood*. Journal AZ.

<https://journalaz.com/2021/09/21/developer-looks-to-build-700-acre-water-resort/>

Currently, housing and business development in the district has remained relatively flat. However, if Cottonwood approves the water resort project, there may be the opportunity for the area to experience population, economic, and residential growth over the next decade.

New Home Occupancies (1)  
Clarkdale-Jerome Elementary District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
24	40	40	41	41	41	42	42	42	354



**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Clarkdale-Jerome Elementary District  
CTD – 130403  
(K-8)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
		K-8 space for 270 students					

**Staff Notes Regarding District’s Request:** This project was not requested last year. The District owns land for this request.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
		No approval					

**New Construction Analysis  
Clarkdale-Jerome Elementary District  
K - 8**

<b>K-8</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	501	501	501	501	501	501	501	501	501	501
<b>Total Student Capacity</b>	<b>501</b>									

<b><i>District's ADM Projections</i></b>	<b>422</b>	<b>453</b>	<b>484</b>	<b>514</b>	<b>542</b>	<b>573</b>	<b>593</b>	<b>614</b>	<b>633</b>	<b>649</b>
ADM Growth Rate	1.4%	7.3%	6.8%	6.2%	5.4%	5.7%	3.5%	3.5%	3.1%	2.5%
Number of Students for which new space is required (2)		(48)	(17)	13	41	72	92	113	132	148

<b><i>SFOB Recommended ADM Projections</i></b>	<b>422</b>	<b>440</b>	<b>444</b>	<b>453</b>	<b>464</b>	<b>468</b>	<b>472</b>	<b>464</b>	<b>464</b>	<b>468</b>
ADM Growth Rate	1.4%	4.3%	0.8%	2.1%	2.5%	0.8%	0.9%	-1.7%	0.0%	0.7%
Number of Students for which new space is required (2)		(61)	(57)	(48)	(37)	(33)	(29)	(37)	(37)	(33)

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is no approval.

ADM Projections  
Clarkdale-Jerome Elementary District

12/9/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	417	422	453	484	514	542	573	593	614	633	649	665
% change		1.4%	7.3%	6.8%	6.2%	5.4%	5.7%	3.5%	3.5%	3.1%	2.5%	2.5%

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<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	417	422	440	444	453	464	468	472	464	464	468	479
% change		1.4%	4.3%	0.8%	2.1%	2.5%	0.8%	0.9%	-1.7%	0.0%	0.7%	2.3%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	417	NA										
% change		NA										

ADM History  
 Clarkdale-Jerome Elementary District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 8</b>	438	439	448	459	417	422	
<b>% change</b>		0.3%	2.0%	2.6%	-9.4%	1.4%	-0.7%

Clarkdale-Jerome Elementary District

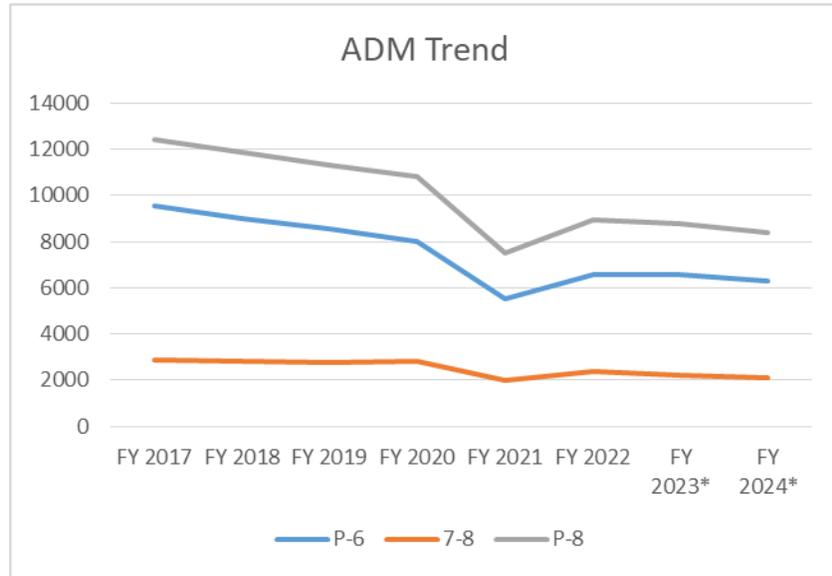
<b>School</b>	<b>Gross Area</b>	<b>Excluded Area</b>	<b>Net Area</b>	<b>IC Deduct</b>	<b>Net of IC</b>	<b>Divisor (1)</b>	<b>Capacity</b>
Clarkdale-Jerome Elementary School	48,288	3,952	44,336	-	44,336	88.5	501
(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.							
Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.							
Note: SFB was replaced by the SFOB effective 9/29/21.							

## Glendale Elementary School District

### District Overview

Glendale Elementary School District is located in Maricopa County. The district currently has seventeen K-8 schools, some of which are closed.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## Glendale Elementary School District

The Glendale Elementary School District is the elementary school district for Glendale, Arizona, located in the Northwest Valley of Maricopa County. It serves just under 9,000 students.

With a current ratio of 0.40 jobs per resident, Glendale leads all West Valley cities and is ranked fifth in the County with more jobs per citizen than both Mesa and Gilbert. According to the latest Census, Glendale's population grew 0.5%.<sup>1</sup> The City is home to Luke Air Force Base and major defense contractors, including Boeing, Lockheed-Martin, Magellan Aerospace, and Honeywell.

State Farm Stadium and Gila River Arena in Glendale's Sports and Entertainment District host professional sports teams, including the NFL Arizona Cardinals and, until the current season, the NHL Arizona Coyotes. They also host various mega events such as the Super Bowl and NCAA Final Four. Camelback-Ranch Glendale is the Los Angeles Dodgers and Chicago White Sox's spring training home facilities. This year, the City announced plans to renovate its Gila River Arena to capitalize on its entertainment attraction and grow.<sup>2</sup> Current estimates indicate that Glendale's Sports and Entertainment District has over \$1 billion worth of active, experiential projects under construction, with another half billion dollars of investment expected to commence within a year.<sup>3</sup>

In September 2022, the Glendale City Council voted to approve the rezoning of 188 acres for mixed-use development.<sup>4</sup>

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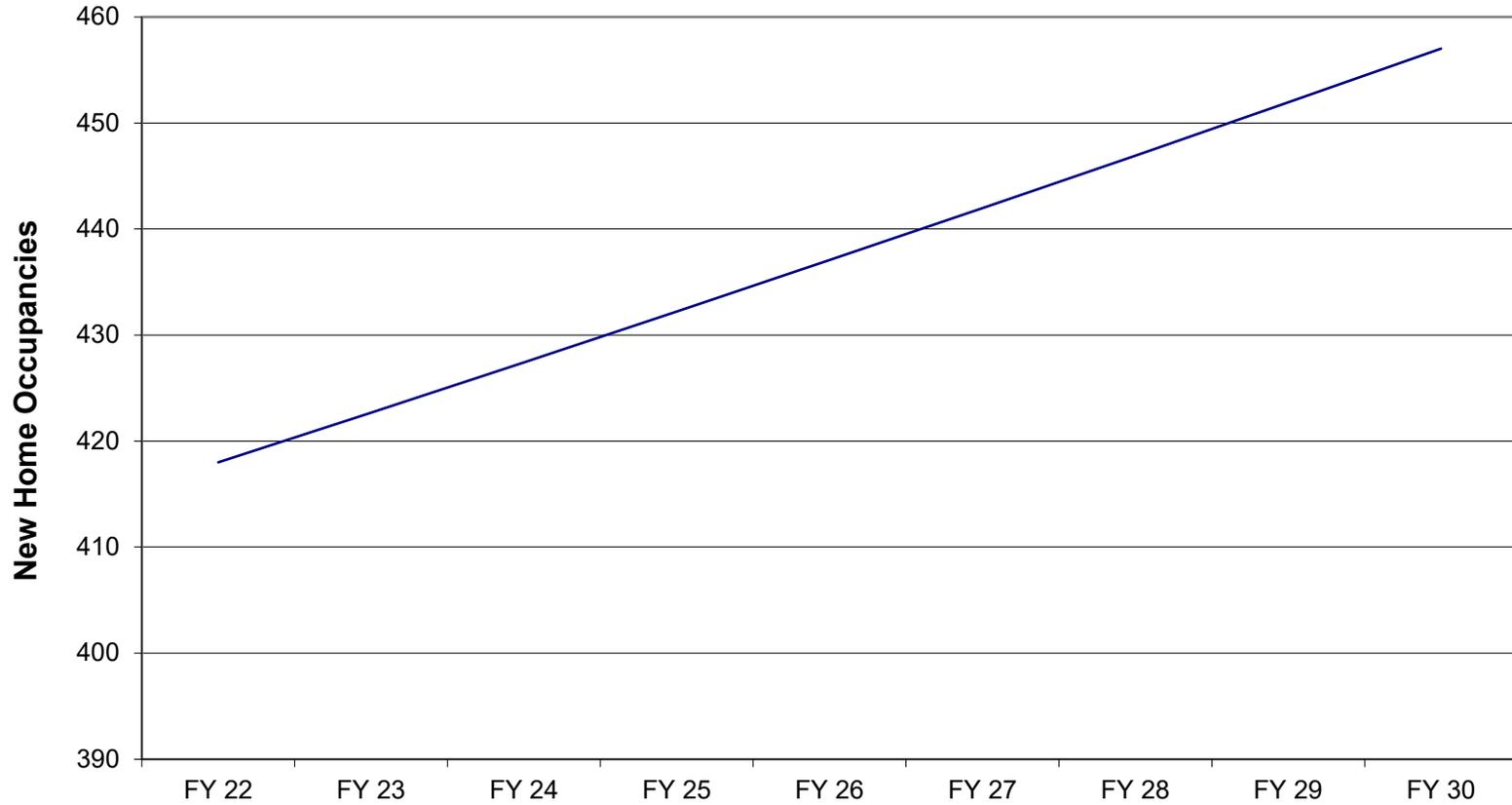
<sup>1</sup> U.S. Census Bureau QuickFacts: Glendale city, Arizona. (n.d.). Census Bureau QuickFacts. <https://www.census.gov/quickfacts/fact/table/glendalecityarizona/PST120221>.

<sup>2</sup> Glendale Announces Next Steps for Gila River Arena. (n.d.). City of Glendale. [https://www.glendaleaz.com/news/what\\_s\\_new/glendale\\_announces\\_next\\_steps\\_for\\_gila\\_river\\_arena](https://www.glendaleaz.com/news/what_s_new/glendale_announces_next_steps_for_gila_river_arena)

<sup>3</sup> Azre, A. (2022, September 21). Glendale rezones high-profile 188 acres for mixed use development. AZ Big Media. <https://azbigmedia.com/real-estate/glendale-rezones-high-profile-188-acres-for-mixed-use-development/>

<sup>4</sup> Ibid.

New Home Occupancies (1)  
Glendale Elementary District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
418	423	427	432	437	442	447	452	457	3,935



**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Glendale Elementary District  
CTD – 070440  
(K-8)**

**District New Construction Request**

<b>FY 23</b> (7/1/22-6/30/23)	<b>FY 24</b> (7/1/23-6/30/24)	<b>FY 25</b> (7/1/24-6/30/25)	<b>FY 26</b> (7/1/25-6/30/26)	<b>FY 27</b> (7/1/26-6/30/27)	<b>FY 28</b> (7/1/27-6/30/28)	<b>FY 29</b> (7/1/28-6/30/29)	<b>FY 30</b> (7/1/29-6/30/30)
<ul style="list-style-type: none"> <li>• K-8 for 600 students</li> <li>• K-8 for 812 students</li> <li>• K-8 for 786 students</li> <li>• K-8 for 785 students</li> </ul>							

**Staff Notes Regarding District’s Request:** The District is seeking replacement schools for Don Mensendick School, William C Jack School, Harold W Smith School, and Glendale Landmark Middle School. The SFOB does not have authority to build replacement schools. Retiring the buildings listed in Agenda item D.2.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> (7/1/22-6/30/23)	<b>FY 24</b> (7/1/23-6/30/24)	<b>FY 25</b> (7/1/24-6/30/25)	<b>FY 26</b> (7/1/25-6/30/26)	<b>FY 27</b> (7/1/26-6/30/27)	<b>FY 28</b> (7/1/27-6/30/28)	<b>FY 29</b> (7/1/28-6/30/29)	<b>FY 30</b> (7/1/29-6/30/30)
2,442 SF Library space at Glendale Landmark Middle School							

**Note:** The actual capacity of additional K-8 space for 26 students in this district would be 28 students.

**New Construction Analysis  
Glendale Elementary District  
K - 8**

<b>K-8</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	14,183	14,183	14,183	14,183	14,183	14,183	14,183	14,183	14,183	14,183
<b>Total Student Capacity</b>	<b>14,183</b>									

<b>District's ADM Projections</b>	<b>8,929</b>	<b>8,950</b>	<b>8,538</b>	<b>8,325</b>	<b>8,167</b>	<b>8,044</b>	<b>7,908</b>	<b>7,789</b>	<b>7,750</b>	<b>7,734</b>
ADM Growth Rate	18.6%	0.2%	-4.6%	-2.5%	-1.9%	-1.5%	-1.7%	-1.5%	-0.5%	-0.2%
Number of Students for which new space is required (2)		(5,233)	(5,645)	(5,858)	(6,016)	(6,139)	(6,275)	(6,394)	(6,433)	(6,449)

<b>SFOB Recommended ADM Projections</b>	<b>8,929</b>	<b>8,784</b>	<b>8,367</b>	<b>8,090</b>	<b>7,815</b>	<b>7,642</b>	<b>7,474</b>	<b>7,376</b>	<b>7,405</b>	<b>7,431</b>
ADM Growth Rate	18.6%	-1.6%	-4.7%	-3.3%	-3.4%	-2.2%	-2.2%	-1.3%	0.4%	0.4%
Number of Students for which new space is required (2)		(5,399)	(5,816)	(6,093)	(6,368)	(6,540)	(6,709)	(6,807)	(6,778)	(6,752)

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to approve additional space at Glendale Landmark Middle School to comply with R7-6-220:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Cost per SF	Approval Total	Actual Capacity
TBD / Additional space	K-8	26	92.4	2,442	\$313.19	\$764,810	28

ADM Projections  
Glendale Elementary District

12/14/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	7,529	8,929	8,950	8,538	8,325	8,167	8,044	7,908	7,789	7,750	7,734	7,719
% change		18.6%	0.2%	-4.6%	-2.5%	-1.9%	-1.5%	-1.7%	-1.5%	-0.5%	-0.2%	-0.2%

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<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	7,529	8,929	8,784	8,367	8,090	7,815	7,642	7,474	7,376	7,405	7,431	7,490
% change		18.6%	-1.6%	-4.7%	-3.3%	-3.4%	-2.2%	-2.2%	-1.3%	0.4%	0.4%	0.8%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	7,529	NA										
% change		NA										

ADM History  
Glendale Elementary District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 8</b>	12,397	11,837	11,309	10,812	7,529	8,929	
<b>% change</b>		-4.5%	-4.5%	-4.4%	-30.4%	18.6%	-6.4%

Square Footage and Capacity by School  
Glendale Elementary District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Bicentennial North School	82,027	16,987	65,040	3,978	61,062	88.5	690
Bicentennial South School	69,175	13,066	56,109	4,023	52,086	88.5	589
Challenger Middle School	124,788	0	124,788	9,442	115,346	88.5	1,303
Desert Garden Elementary School	64,966	4,080	60,886	0	60,886	88.5	688
SFB-funded addl. space at Desert Garden (2)	9,500	0	9,500	NA	9,500	80	119
Discovery School	73,943	0	73,943	0	73,943	88.5	836
Don Mensendick School	59,796	0	59,796	0	59,796	88.5	676
District-funded addition to Mensendick	30,884	30,884	0	NA	0	80	0
Glendale American School	68,522	8,974	59,548	5187	54,361	88.5	614
SFB-funded addl. space at Glendale American	2,800	0	2,800	NA	2,800	80	35
SFB-funded addl. space at Glendale American provided through DC	5,200	0	5,200	NA	5,200	80	65
Glendale Landmark Middle School	127,795	0	127,795	10,930	116,865	88.5	1,321
Glenn F Burton School	60,353	21,403	38,950	0	38,950	88.5	440
SFB-funded addl. MP space at Glenn F. Burton provided through DC	1,174	0	1,174	NA	1,174	80	15
Harold W Smith School	80,220	8,798	71,422	0	71,422	88.5	807
District-funded addition to Smith	24,955	24,955	0	NA	0	80	0
Horizon School	86,875	11,961	74,914	7,286	67,628	88.5	764
Isaac E Imes School	60,200	0	60,200	0	60,200	88.5	680
Melvin E Sine School	65,400	0	65,400	0	65,400	88.5	739
SFB-funded addl. space at Melvin E. Sine (3)	9,500	0	9,500	NA	9,500	80	119
William C Jack School	61,640	0	61,640	0	61,640	88.5	696
SFB-funded Coyote Ridge	85,961	0	85,961	NA	85,961	80	1,075
SFB-funded Desert Spirit (4)	93,008	0	93,008	NA	93,008	80	1,163
SFB-funded Sunset Vista (5)	93,008	32,948	60,060	NA	60,060	80	751
<b>Total</b>	<b>1,441,690</b>	<b>174,056</b>	<b>1,267,634</b>	<b>40,846</b>	<b>1,226,788</b>		<b>14,183</b>

(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.

(2) District reported 9,417 SF actually built, but entire SFB-funded amount (9,500 SF) is included in capacity analysis.

(3) District reported 9,345 SF actually built, but entire SFB-funded amount (9,500 SF) is included in capacity analysis.

(4) SFB originally approved 92,400 SF, but district reported 93,008 SF actually built (additional square footage came in under budget, and therefore was funded by SFB also).

(5) This project was approved as a core school, but buildout was funded by the district with B bonds.

Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.



Local Funds Report  
Glendale Elementary District

12/14/2022

K-8 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Glendale American bldg. 1012	4,195									
Smith bldgs. 1018 & 1019	6,926									
Burton bldgs. 1014 & 1015	7,166									
Bicentennial So. Bldg. 1013	7,828									
American bldg. 1013	4,779									
Bicentennial No. bldg. 1019	4,779									
Horizon bldg. 1013	4,779									
Sunset Vista bldgs. 1003 - 1006	32,948									
Mensendick bldg. 1016 (FY 09)	30,884									
Smith bldg. 1020 (FY 09)	24,955									
Glenn F. Burton bldgs. 1016 & 1017	8,913									
<b>Additional Classrooms at the Discovery Elementary School</b>										
Cumulative Total	138,152	138,152	138,152	138,152	138,152	138,152	138,152	138,152	138,152	138,152
ADM Projections	8,929	8,784	8,367	8,090	7,815	7,642	7,474	7,376	7,405	7,431
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
<b>25% Threshold</b>	<b>178,570</b>	<b>175,674</b>	<b>167,344</b>	<b>161,791</b>	<b>156,297</b>	<b>152,848</b>	<b>149,476</b>	<b>147,511</b>	<b>148,091</b>	<b>148,611</b>
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0

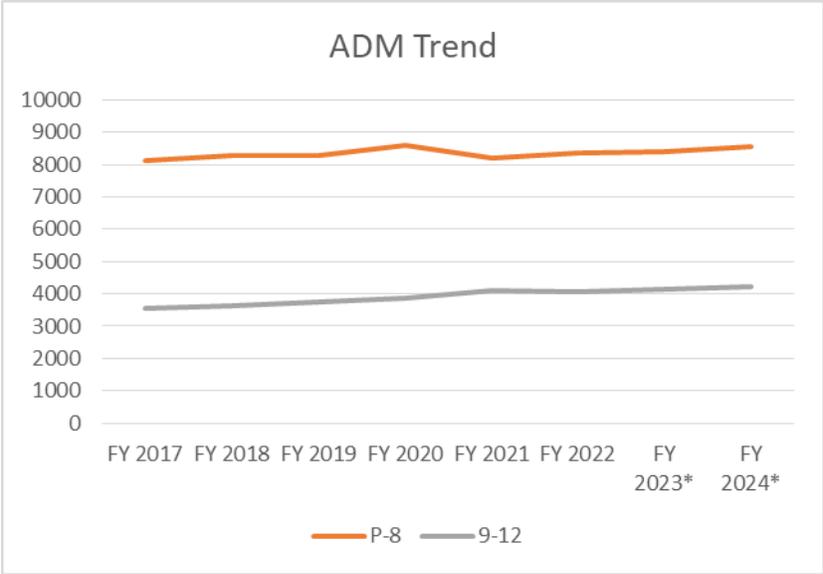
(1) per A.R.S. 41-5711 E.6.

# Higley Unified School District

## District Overview

Higley Unified School District is located about 35 miles southeast of downtown Phoenix. The District is surrounded by the Chandler, Gilbert and Queen Creek School Districts. The district currently has eleven elementary schools and two 9-12 schools.

## District ADM History



\*FY 23 and FY 24: ADM projections

## District Outlook

See report from Arizona State University’s Center for Organization Research and Design.

## Higley Unified School District

Higley Unified School District (HUSD) currently serves approximately 12,500 students in Southeastern Maricopa County. HUSD serves portions of both Gilbert and Queen Creek; two communities that continue to experience higher-than-average growth.

The Town of Gilbert's population has grown from 201,742 to 273,138 since 2011, amounting to an average annual growth rate of 3.2%.<sup>1</sup> The Town of Queen Creek's growth has been even more explosive, expanding from 24,207 in 2011 to 69,311 in 2021.<sup>2</sup> Queen Creek's average annual growth rate was 16.9%. In the same period, Queen Creek's population under the age of 18 grew from 8,937 to 22,308, amounting to a 13.6% average annual growth rate.<sup>3</sup> In Gilbert, the population under 18 went from 65,531 to 81,106, or an average annual growth rate of about 2.2%.<sup>4</sup> In both communities, the population of school age children has increased significantly, though the growth of this subset relative to total population growth is higher in Queen Creek.

As a result of the growth in both communities, the portion of those communities that comprise the HUSD has seen relatively high growth as well, growing at an annual rate of 3.4% from 2010 to 2020. This slowed slightly in 2021, but the district does still continue to grow.

The median household income in both communities is greater than \$60,000 (the state average). In Queen Creek and in Gilbert, median household incomes are \$111,743 and \$105,733, respectively.<sup>5</sup> In Gilbert, 46.4% of residents age 25 or higher have at least a bachelor's degree, whereas in Queen Creek, 41.2% of residents hold at least a bachelor's degree.<sup>6</sup> The median age of Queen Creek residents is 37, whereas the median age of Gilbert residents is 35.3.<sup>7</sup> As both communities are relatively young, school districts in both communities should expect to see the number of school age children increase as more children are born and new families relocate into the portions of the communities covered by the HUSD.

Both cities expect to bolster their growth in the next decade by attracting industry and residents. Queen Creek's economic development plan prioritizes five job sectors:

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<sup>1</sup> U.S. Census Bureau ACS 5 Year Estimate 2011; U.S. Census Bureau ACS 1 Year Estimate 2021.

<sup>2</sup> Ibid.

<sup>3</sup> Ibid.

<sup>4</sup> Ibid.

<sup>5</sup> "QuickFacts". Gilbert town, Arizona. 2021.

<https://www.census.gov/quickfacts/fact/table/gilberttownarizona/INC110221>; "QuickFacts". Queen Creek town, Arizona. 2021. <https://www.census.gov/quickfacts/fact/table/gilberttownarizona/INC110221>

<sup>6</sup> Ibid.

<sup>7</sup> U.S. Census Bureau ACS 5 Year Estimate 2011; U.S. Census Bureau ACS 1 Year Estimate 2021.

agritainment/destination tourism, healthcare, business services, IT/software, and advanced manufacturing.<sup>8</sup> The city incentivizes the establishment of new and existing commercial businesses through initiatives such as its façade improvement program, which reimburses up to 50% of the cost of renovating street-facing exteriors.<sup>9</sup> It has prepared to expand the presence of manufacturing and high-tech industries in the community by zoning significant portions of the land near its northern border for commercial or industrial facilities.<sup>10</sup> Queen Creek boasts the highest population growth rate in the state.<sup>11</sup> It expects continued growth for the foreseeable future. Queen Creek is preparing to accommodate ongoing population growth by expanding multi-family housing options near its downtown, and continuing development of single family homes in the neighborhood-designated land surrounding the city center.<sup>12</sup>

In Gilbert, six key industries characterize growth plans: biotechnology and life sciences, advanced business services, aerospace and aviation, clean and renewable energy technologies, manufacturing, and finance and insurance.<sup>13</sup> Gilbert’s highly-skilled workforce and decreasing corporate tax rate make it especially attractive to the science and technology sectors.<sup>14</sup> Large employers already active in the community include GoDaddy, Lockheed Martin, and Banner M.D. Anderson Cancer Center.<sup>15</sup> Existing firms are growing quickly even as new employers set up shop in the community. The job opportunity and prosperity that characterize Gilbert have made the city the 7<sup>th</sup> fastest growing in the state.<sup>16</sup> The city expects to attract more families to its community, and is preparing by issuing single-family housing permits, chiefly in southern and eastern Gilbert.<sup>17</sup> This will impact the HUD growth in future years.

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<sup>8</sup> “Economic Development Strategic Plan”. Town of Queen Creek Arizona. 2021.

<https://www.queencreekaz.gov/departments/economic-development/strategic-plan>

<sup>9</sup> “Façade Improvement Program”. Town of Queen Creek Arizona. 2022.

<https://www.queencreekaz.gov/departments/economic-development/facade-improvement-program>

<sup>10</sup> “General Plan”. Town of Queen Creek Arizona. 2022.

<https://www.queencreekaz.gov/departments/development-services/general-plan-update-2018>

<sup>11</sup> Griffin, Kara. (2022). *Fastest Growing Cities in Arizona (2022)*. Pro Mover Reviews.

<https://www.promoverreviews.com/moving-resources/fastest-growing-cities-arizona/#:~:text=1.,grew%20from%2026%2C361%20to%2059%2C519>.

<sup>12</sup> “General Plan”. Town of Queen Creek Arizona. 2022.

<https://www.queencreekaz.gov/departments/development-services/general-plan-update-2018>

<sup>13</sup> “Why Gilbert?”. Gilbert Office of Economic Development. 2022. <https://www.gilbertedi.com/why-gilbert/>

<sup>14</sup> Ibid.

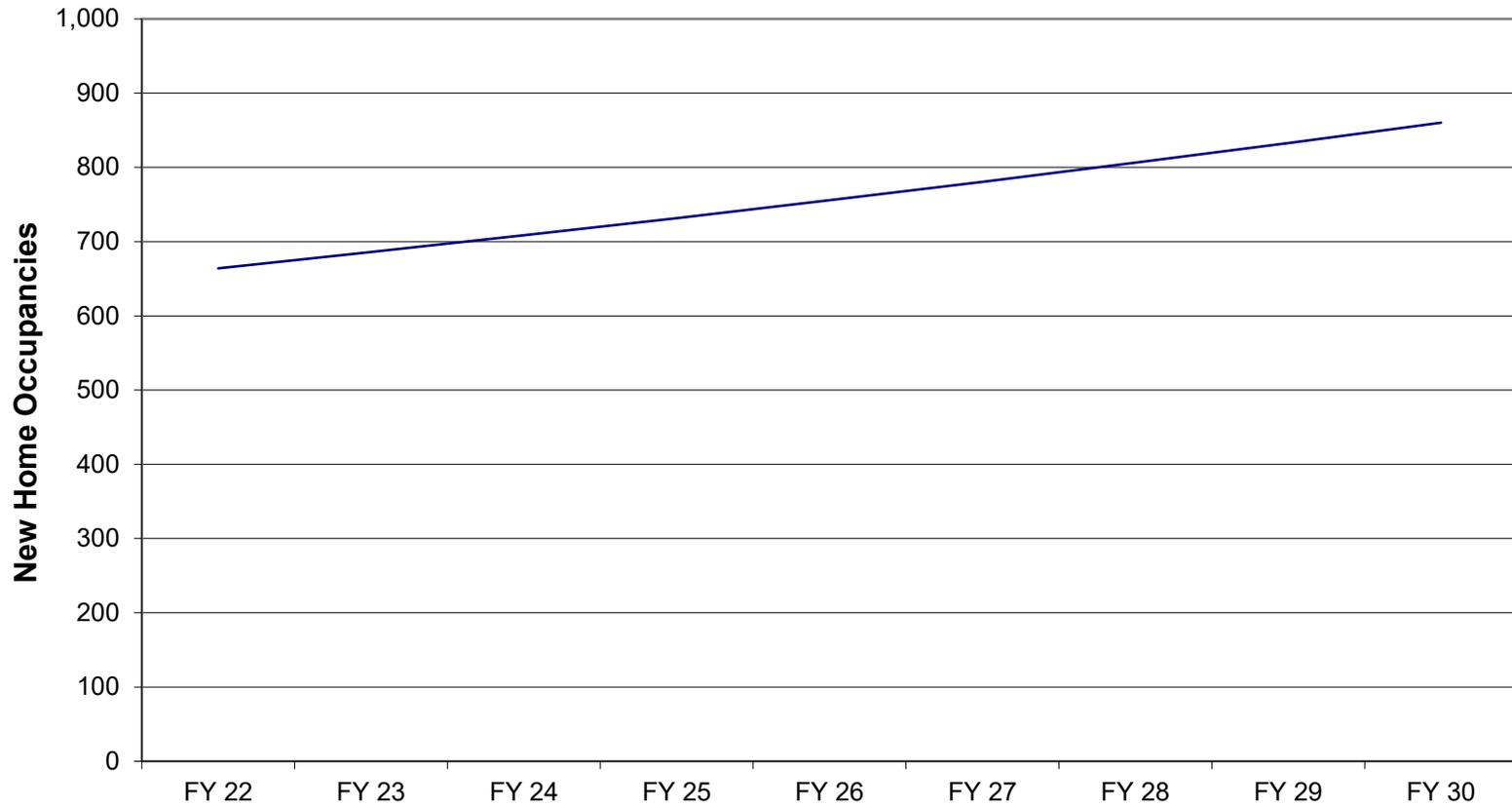
<sup>15</sup> “Top Employers”. Gilbert Office of Economic Development. 2022. <https://www.gilbertedi.com/employers/>

<sup>16</sup> Griffin, Kara. (2022). *Fastest Growing Cities in Arizona (2022)*. Pro Mover Reviews.

<https://www.promoverreviews.com/moving-resources/fastest-growing-cities-arizona/#:~:text=1.,grew%20from%2026%2C361%20to%2059%2C519>.

<sup>17</sup> “Growing Gilbert”. Town of Gilbert Arizona. 2022. <https://alex.gilbertaz.gov/stories/growing-gilbert/>

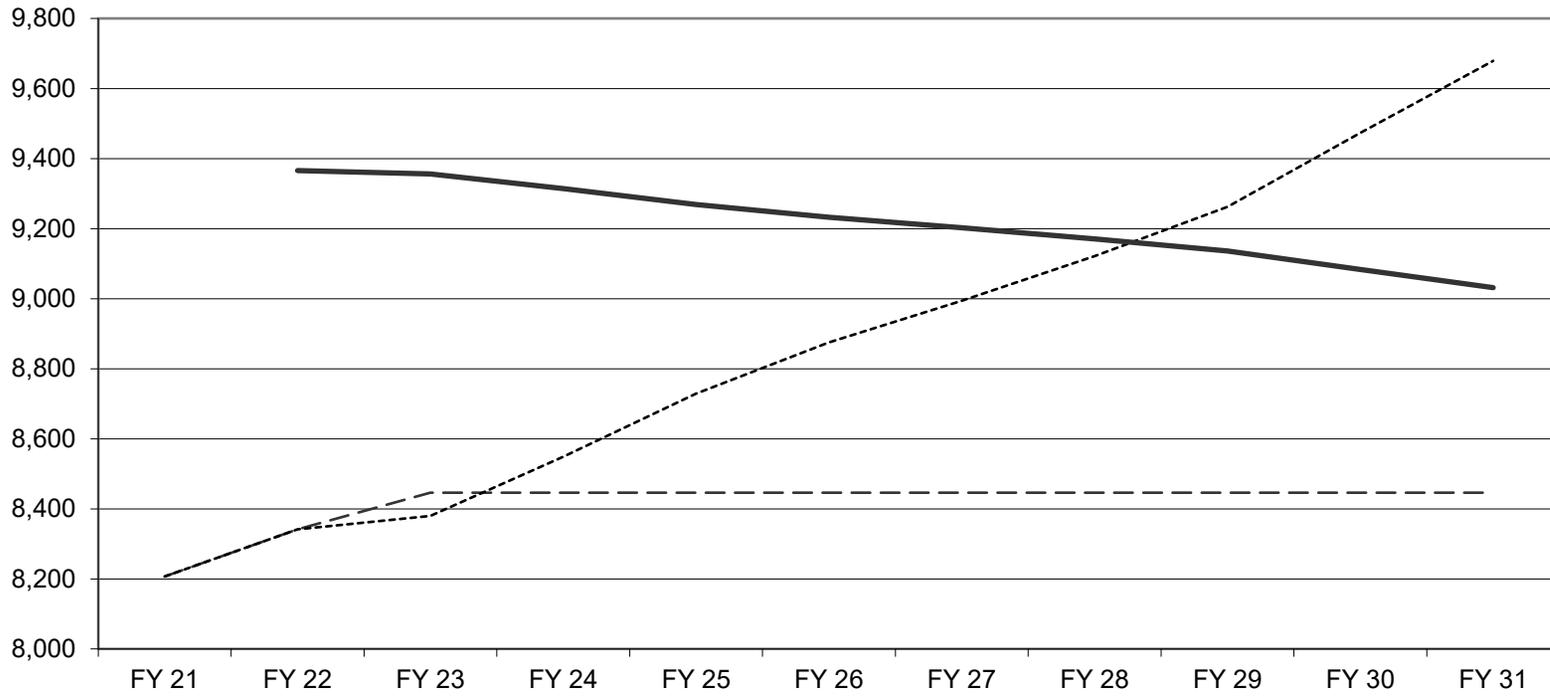
New Home Occupancies (1)  
Higley Unified District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
664	686	708	732	756	781	806	833	860	6,826

K-8 Graph  
Higley Unified District



--- District ADM    ..... SFOB ADM    — Capacity

K-8	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
District ADM	8,207	8,342	8,446	8,446	8,446	8,446	8,446	8,446	8,446	8,446	8,446
SFOB ADM	8,207	8,342	8,380	8,549	8,729	8,875	8,994	9,121	9,262	9,473	9,679
Capacity		9,366	9,356	9,314	9,269	9,232	9,203	9,171	9,136	9,083	9,031



**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Higley Unified District  
CTD – 070260  
(9-12)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
		9-12 space for 480 students					

**Staff Notes Regarding District’s Request:** This project was not requested last year. The District owns land for this request.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
				9-12 space for 480 students *			

Note: The actual capacity of additional space for 480 students in grades 9-12 in this district would be 638 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

**New Construction Analysis  
Higley Unified District  
9-12**

<b>9-12</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	4,322	4,322	4,322	4,322	4,322	4,322	4,322	4,322	4,322	4,322
<b>Total Student Capacity</b>	<b>4,322</b>									

<b>District's ADM Projections</b>	<b>4,080</b>	<b>4,198</b>								
ADM Growth Rate	-0.2%	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Number of Students for which new space is required (2)		(124)	(124)	(124)	(124)	(124)	(124)	(124)	(124)	(124)

<b>SFOB Recommended ADM Projections</b>	<b>4,080</b>	<b>4,125</b>	<b>4,229</b>	<b>4,216</b>	<b>4,296</b>	<b>4,407</b>	<b>4,532</b>	<b>4,682</b>	<b>4,755</b>	<b>4,841</b>
ADM Growth Rate	-0.2%	1.1%	2.5%	-0.3%	1.9%	2.6%	2.8%	3.3%	1.5%	1.8%
Number of Students for which new space is required (2)		(197)	(92)	(106)	(25)	85	210	361	433	519

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
TBD / Additional space	9-12	480	125	60,000	638	FY 27

ADM Projections  
Higley Unified District

12/9/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	8,207	8,342	8,446	8,446	8,446	8,446	8,446	8,446	8,446	8,446	8,446	8,446
% change		1.6%	1.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
9 - 12	4,088	4,080	4,198	4,198	4,198	4,198	4,198	4,198	4,198	4,198	4,198	4,198
% change		-0.2%	2.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total	12,295	12,422	12,644	12,644	12,644	12,644	12,644	12,644	12,644	12,644	12,644	12,644
% change		1.0%	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	8,207	8,342	8,380	8,549	8,729	8,875	8,994	9,121	9,262	9,473	9,679	9,888
% change		1.6%	0.5%	2.0%	2.1%	1.7%	1.3%	1.4%	1.5%	2.3%	2.2%	2.2%
9 - 12	4,088	4,080	4,125	4,229	4,216	4,296	4,407	4,532	4,682	4,755	4,841	4,917
% change		-0.2%	1.1%	2.5%	-0.3%	1.9%	2.6%	2.8%	3.3%	1.5%	1.8%	1.6%
Total	12,295	12,422	12,505	12,778	12,945	13,172	13,401	13,654	13,944	14,228	14,520	14,804
% change		1.0%	0.7%	2.2%	1.3%	1.7%	1.7%	1.9%	2.1%	2.0%	2.1%	2.0%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	8,207	NA										
% change		NA										
9 - 12	4,088	NA										
% change		NA										
Total	12,295	NA										
% change		NA										

ADM History  
Higley Unified District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 8</b>	8,103	8,280	8,290	8,608	8,207	8,342	
<b>% change</b>		2.2%	0.1%	3.8%	-4.7%	1.6%	0.6%
<b>9 - 12</b>	3,532	3,636	3,740	3,865	4,088	4,080	
<b>% change</b>		2.9%	2.9%	3.4%	5.8%	-0.2%	2.9%
<b>Total</b>	11,635	11,916	12,029	12,473	12,295	12,422	
<b>% change</b>		2.4%	1.0%	3.7%	-1.4%	1.0%	1.3%

Square Footage and Capacity by School  
Higley Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Higley Elementary (2)	38,148	6,677	31,471	1,606	29,865	88.5	337
SFB-funded additional space at Higley Elementary (3)	53,130	0	53,130	NA	53,130	80.9	657
SFB-funded Coronado (4)	98,408	3,654	94,754	NA	94,754	80.9	1,171
SFB-funded San Tan (5)	114,534	3,654	110,880	NA	110,880	80.9	1,371
SFB-funded Power Ranch (6)	110,880	0	110,880	NA	110,880	80.9	1,371
SFB-funded Gateway Pointe (7)	94,710	51	94,659	NA	94,659	80.0	1,183
SFB-funded Cortina	110,880	0	110,880	NA	110,880	80.0	1,386
SFB-funded Chaparral (8)	94,710	0	94,710	NA	94,710	80.0	1,184
District-funded addition to Chaparral	16,169	16,169	0	NA	0	80.0	0
Centennial Elementary	112,957	112,957	0	NA	0	80.0	0
Cooley Middle School (leased space)	140,502	140,502	0	NA	0	80.0	0
Sossaman Middle School (leased space)	140,502	140,502	0	NA	0	80.0	0
Bridges Elementary (9)	81,527	25,052	56,475	NA	56,475	80.0	706
<b>Total K-8 Square Footage</b>	<b>1,207,057</b>	<b>449,218</b>	<b>757,839</b>	<b>1,606</b>	<b>756,233</b>		<b>9,366</b>
SFB-funded school (Higley High)	265,318	37,518	227,800	NA	227,800	120	1,898
District-funded addition to Higley High	11,700	11,700	0	NA	0	94	0
SFB-funded Williamsfield HS	227,800	0	227,800	NA	227,800	94	2,423
District-funded addition to Williamsfield bldgs. 1006 & 1007	23,594	23,594	0	NA	0	94	0
District-funded addition to Williamsfield bldg. 1009 (FY23)	13,543	13,543	0	NA	0	94	0
<b>Total 9-12 Square Footage</b>	<b>541,955</b>	<b>86,355</b>	<b>455,600</b>	<b>0</b>	<b>455,600</b>		<b>4,322</b>
(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.							
(2) Includes 11,100 of replacement square footage provided through Deficiency Corrections.							
(3) District reported only 53,084 actually built, but the entire SFB-funded amount (53,130 SF) is included in capacity analysis.							
(4) SFB originally approved 94,710 SF, but district reported 94,754 SF actually built (additional square footage came in under budget, and therefore was funded by SFB also).							
(5) District reported only 110,878 actually built, but the entire SFB-funded amount (110,880 SF) is included in capacity analysis.							
(6) SFB originally approved 110,871 SF, but district reported 110,880 SF actually built (additional square footage came in under budget, and therefore was funded by SFB also).							
(7) District reported 94,710 SF actually built. SFB funded 94,659. Difference of 51 SF funded by district with B bonds.							
(8) Originally approved for 94,710 SF. Designed for 94,750 SF. District reported 94,710 SF actually built.							
(9) Square footage of this district-funded facility exceeds excluded space threshold. See Local Funds page for excludable area which varies each year based on ADM.							
Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.							
Note: SFB was replaced by the SFOB effective 9/29/21.							

Local Funds Report  
Higley Unified District

12/9/2022

	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
<b>K-8 Square Footage</b>									
B bond addition to Coronado (FY 05)	3,654								
B bond addition to San Tan (FY 05)	3,654								
B bond addition to Gateway Pointe (FY 06)	51								
B bond addition to Higley Elementary (FY 06)	5,301								
New Centennial Elementary School (FY 10)	112,957								
B bond addition to Chaparral (400 B building) (FY 10)	16,169								
Bridges Elementary (FY 16)	81,527								
Cumulative Total	223,313	223,313	223,313	223,313	223,313	223,313	223,313	223,313	223,313
ADM Projections	8,342	8,380	8,549	8,729	8,875	8,994	9,121	9,262	9,473
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	166,838	167,593	170,978	174,580	177,503	179,885	182,428	185,242	189,464
Square Footage to be built in excess of 25% threshold (1)	56,475	55,720	52,335	48,733	45,810	43,428	40,885	38,071	33,849
Capacity of excess square footage	706	697	654	609	573	543	511	476	423
<b>9-12 Square Footage</b>									
Higley Center for Performing Arts	37,518								
Higley High Building 900	10,643								
Williamsfield HS 2-story addition (FY 18)	18,194								
Williams Field HS bldg. 1007 (FY 20)	5,400								
Williams Field - Field House demo and rebuild	13,001								
Cumulative Total	84,756	84,756	84,756	84,756	84,756	84,756	84,756	84,756	84,756
ADM Projections	4,080	4,125	4,229	4,216	4,296	4,407	4,532	4,682	4,755
x Minimum adequacy factor	94	94	94	94	94	94	94	94	94
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	95,891	96,940	99,390	99,080	100,965	103,564	106,506	110,033	111,732
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0

(1) per A.R.S. 41-5711 E.6.

LF Projects

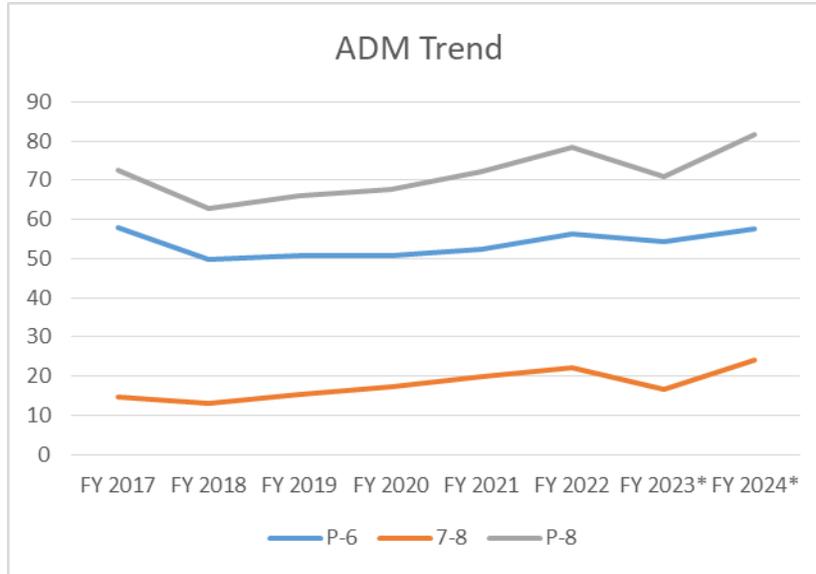
'23 Capacity Higley Unified.xlsx

## Kirkland Elementary School District

### District Overview

Kirkland Elementary School District is located in Yavapai County. The district has one K-8 school. In the FY22 Budget, the Legislature authorized funding to demolish and replace some buildings at the existing school, due to flooding damage.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

### Kirkland Elementary School District

Kirkland Elementary School District is northeast of Phoenix near Prescott National Forest. Kirkland ESD's resident population decreased from 1,102 in 2011 to 1,049 in 2021.<sup>1</sup> The median age in the district is 57.3 years, with 17% of the population between the ages of <1-19.<sup>2</sup> The school district currently includes one school: Kirkland Elementary School.<sup>3</sup> Over one-third of the community has at least some college education, with 15.7% of residents obtaining a bachelor's degree or higher.<sup>2</sup>

One of the newest industrial developments in the area is the recent approval and opening of Kirkland Mining Company's High Quality Pozzolan mine. Over the next 4 decades, 23 million tons are scheduled to be mined from 88 acres.<sup>4</sup> The mine projects 28-45 employment positions will be created throughout the development process, as well as contributing to Yavapai County tax revenue.<sup>5</sup>

The Freeport McMoRan Bagdad Mine, located 45 minutes outside of Kirkland, is one of the world's largest copper deposits and extracts molybdenum, gold, and silver as well. The mine recently hired The Pronghorn Group to develop and present "Man Camp" to Yavapai County. The owner intends to rezone and transform 100 acres into an unspecified number of both 400-square-foot dwellings and RV units for transient workers. However, no finalized plans have been presented or approved for development yet.

Beyond both the Kirkland Mining Company and the future expansion of Bagdad's mine, development in the Kirkland area is in stasis. Other businesses in the area include an excavation contractor, family-owned ranches, two post offices, a water utility, a few retail and food service businesses, a storage and RV rental, and an engineering consulting firm. There does not currently appear to be any development indicators that would drive a significant growth in the elementary school-age population.

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<sup>1</sup> U.S. Census Bureau American Community Survey 5-Year Estimates, 2011 & 2021.

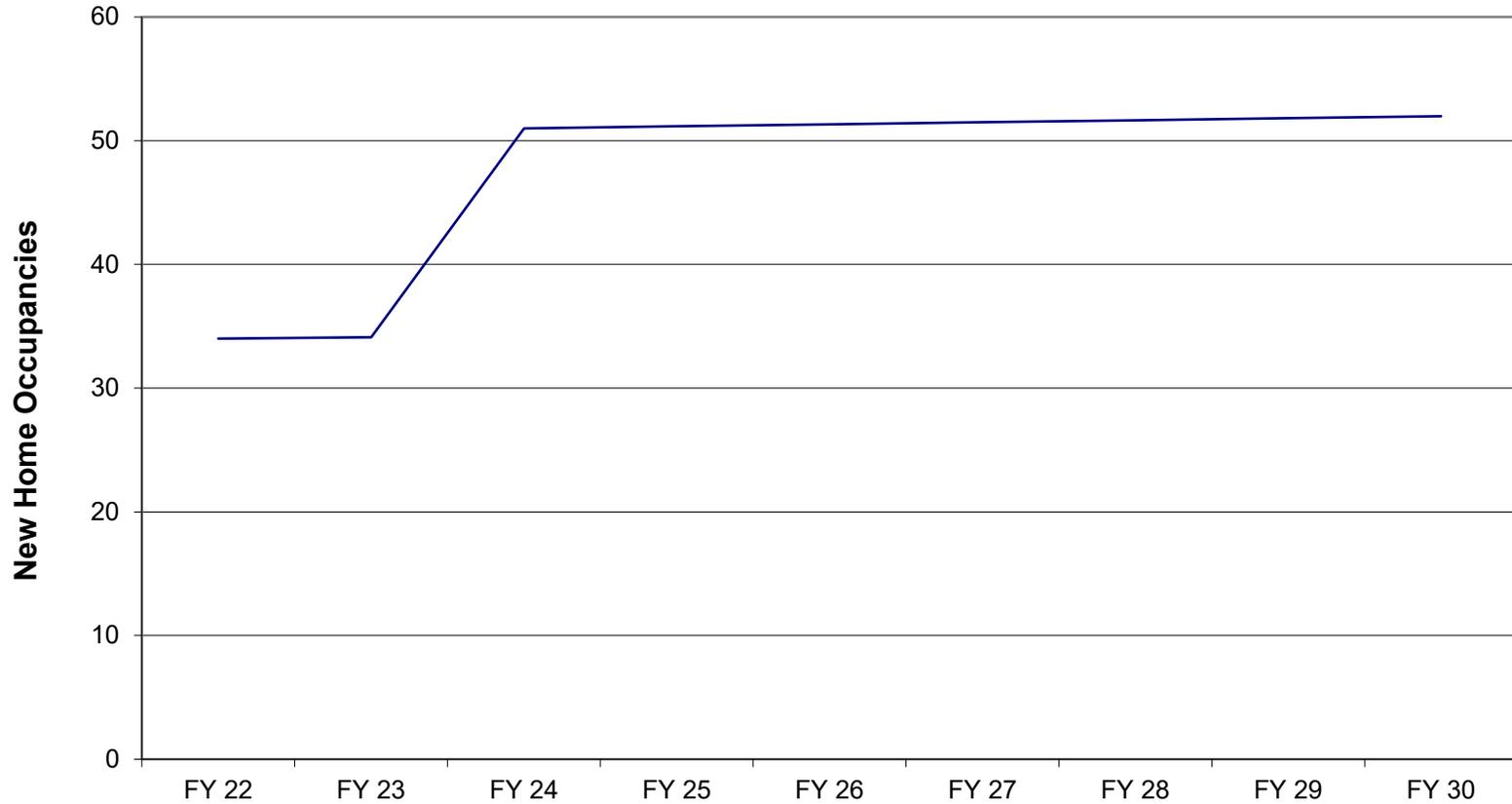
<sup>2</sup> (2021). *Kirkland Elementary District, AZ*. Census Reporter. <https://censusreporter.org/profiles/95000US0404170-kirkland-elementary-district-az/>

<sup>3</sup> (2021). *Kirkland Elementary District (4480)*. National Center for Education Statistics. [https://nces.ed.gov/ccd/districtsearch/district\\_detail.asp?Search=2&details=1&ID2=0404170&DistrictID=0404170](https://nces.ed.gov/ccd/districtsearch/district_detail.asp?Search=2&details=1&ID2=0404170&DistrictID=0404170)

<sup>4</sup> McKnight, K. (2022 June 28). *Kirkland Mining Company digs deep*. The Wickenburg Sun. <https://wickenburgsun.com/news/39534/kirkland-mining-company-digs-deep/>

<sup>5</sup> (n.d.) *The Benefits*. Kirkland Mining Company. <https://kirklandmining.com/benefits.html>

New Home Occupancies (1)  
Kirkland Elementary District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
34	34	51	51	51	51	52	52	52	429



**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Kirkland Elementary District  
CTD – 130323  
(K-8)**

**District New Construction Request**

<b>FY 23</b> (7/1/22-6/30/23)	<b>FY 24</b> (7/1/23-6/30/24)	<b>FY 25</b> (7/1/24-6/30/25)	<b>FY 26</b> (7/1/25-6/30/26)	<b>FY 27</b> (7/1/26-6/30/27)	<b>FY 28</b> (7/1/27-6/30/28)	<b>FY 29</b> (7/1/28-6/30/29)	<b>FY 30</b> (7/1/29-6/30/30)
			6-8 for 53 students				

**Staff Notes Regarding District’s Request:** This project was not requested last year. Land would need to be purchased for this school.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> (7/1/22-6/30/23)	<b>FY 24</b> (7/1/23-6/30/24)	<b>FY 25</b> (7/1/24-6/30/25)	<b>FY 26</b> (7/1/25-6/30/26)	<b>FY 27</b> (7/1/26-6/30/27)	<b>FY 28</b> (7/1/27-6/30/28)	<b>FY 29</b> (7/1/28-6/30/29)	<b>FY 30</b> (7/1/29-6/30/30)
						K-8 for 53 students *	

Note: The actual capacity of a 53-student K-8 school in this district would be 61 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

**New Construction Analysis  
Kirkland Elementary District  
K - 8**

<b>K-8</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	115	115	115	115	115	115	115	115	115	115
SFB-approved 001N (1)	-	-	-	-	-	-	-	-	-	-
<b>Total Student Capacity</b>	<b>115</b>									

<b>District's ADM Projections</b>	<b>79</b>	<b>85</b>	<b>85</b>	<b>100</b>	<b>125</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>	<b>150</b>
ADM Growth Rate	8.7%	8.3%	0.0%	17.6%	25.0%	20.0%	0.0%	0.0%	0.0%	0.0%
Number of Students for which new space is required (2)		(30)	(30)	(15)	10	35	35	35	35	35

<b>SFOB Recommended ADM Projections</b>	<b>79</b>	<b>71</b>	<b>82</b>	<b>91</b>	<b>95</b>	<b>102</b>	<b>111</b>	<b>121</b>	<b>136</b>	<b>146</b>
ADM Growth Rate	8.7%	-9.5%	15.0%	11.2%	4.6%	7.0%	9.1%	8.8%	12.6%	7.4%
Number of Students for which new space is required (2)		(44)	(33)	(24)	(20)	(13)	(4)	6	21	31

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
TBD / New School	K-8	53	92.4	4,897	61	FY 29

ADM Projections  
Kirkland Elementary District

12/9/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	72	79	85	85	100	125	150	150	150	150	150	150
% change		8.7%	8.3%	0.0%	17.6%	25.0%	20.0%	0.0%	0.0%	0.0%	0.0%	0.0%

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<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	72	79	71	82	91	95	102	111	121	136	146	155
% change		8.7%	-9.5%	15.0%	11.2%	4.6%	7.0%	9.1%	8.8%	12.6%	7.4%	6.3%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	72	NA										
% change		NA										

ADM History  
Kirkland Elementary District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 8</b>	72	63	66	68	72	79	
<b>% change</b>		-13.2%	4.9%	2.6%	6.7%	8.7%	1.6%

Square Footage and Capacity by School  
Kirkland Elementary District

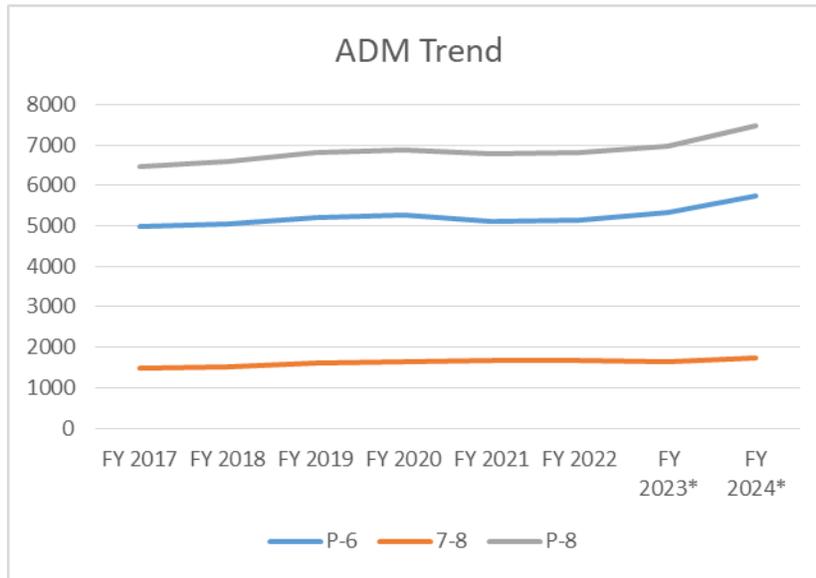
<b>School</b>	<b>Gross Area</b>	<b>Excluded Area</b>	<b>Net Area</b>	<b>IC Deduct</b>	<b>Net of IC</b>	<b>Divisor (1)</b>	<b>Capacity</b>
Kirkland Elementary School	10,452	0	10,452	280	10,172	88.5	115
Replacement school 001N (2)	TBD	TBD	TBD	TBD	TBD		TBD
<b>Total K-6 Square Footage</b>	<b>10,452</b>	<b>0</b>	<b>10,452</b>	<b>280</b>	<b>10,172</b>		<b>115</b>
(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.							
(2) Board approval 8/4/21 of a K-8 school for Kirkland Elementary District, with a budget of \$3,000,000. The square footage has not yet been determined.							
Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.							
Note: SFB was replaced by the SFOB effective 9/29/21.							

## Laveen Elementary School District

### District Overview

Laveen Elementary School District is located in the southwest portion of Phoenix, nestled between South Mountain and Estrella Mountains. It was an agricultural community until the early 2000's, but characteristics have changed since then. The district currently has nine K-8 schools.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## Laveen Elementary School District Outlook

Laveen ESD is located between South Mountain and the Salt River south of Phoenix. The area grew from 40,902 in 2010 to 54,114 in 2020. This represents a 32.3% increase in population over the 10-year period, equivalent to an average annual growth rate of 3.0% and a median age of 31 years.<sup>1,2</sup> Nearly one-third of the residents obtained a bachelor's degree or higher, which is comparable to the state's average.<sup>2</sup> The city of Laveen filed 114 building projects in 2021 with an estimated value of \$343 million of investment and growth—an increase of \$143 million than its preceding year. The largest of these recent projects includes a 250-acre mixed-use development along the Loop 202 freeway. Dobbins Industrial and Tech Park will be the area's first commerce and light industrial uses. The project is to be the first of multiple sites developed as part of the South Mountain Freeway High Technology Corridor.<sup>3</sup>

Housing development in the area is also on the rise, featuring high- and medium-density multi-family projects. This is an improvement of the traditional dominance of single-family housing (96% of structures).<sup>2</sup> Many upcoming residential developments cater to families with children, which will increase the youth population in the area. Hawkins Companies will be adding a 23-acre, 536-unit “resort-style” building that will be the first of its kind in the area to serve families with children. Child-friendly amenities include a splashpad and outdoor sports areas.<sup>3</sup> The Matrix at Dobbins is another large multi-family development, covering 41.6 acres and consisting of a total count of 404 dwelling units, as well as a retail plaza and town center. Prestige on Vineyard is a smaller multi-family residence coming to Laveen, featuring 110 “bungalow-style” one-, two-, and three-bedroom floor plans with single- and two-story layouts. Most of these projects are expected to incorporate pedestrian modes of access which connect to existing routes in Laveen, increasing the area's walkability.<sup>4</sup> As of October 2022, home prices increased 9.8% from the previous year with a median price of \$450,000.<sup>5</sup>

With the expansion of commercial, industrial, and residential options in the area, Laveen is poised to experience an increase in growth in their population in the coming years. The completion of the Loop 202 freeway has increased accessibility to the area and provides a valuable asset to the new technology park and living communities. New housing options with child-friendly amenities, as well as new business development, will lure new families into the area, providing steady growth of Laveen's future youth population.

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<sup>1</sup> U.S. Census Bureau

<sup>2</sup> Laveen Elementary District, Arizona, AZ. Education Demographic and Geographic Estimates. National Center for Education Statistics. 2020. <https://nces.ed.gov/Programs/Edge/ACSDashboard/0404290>

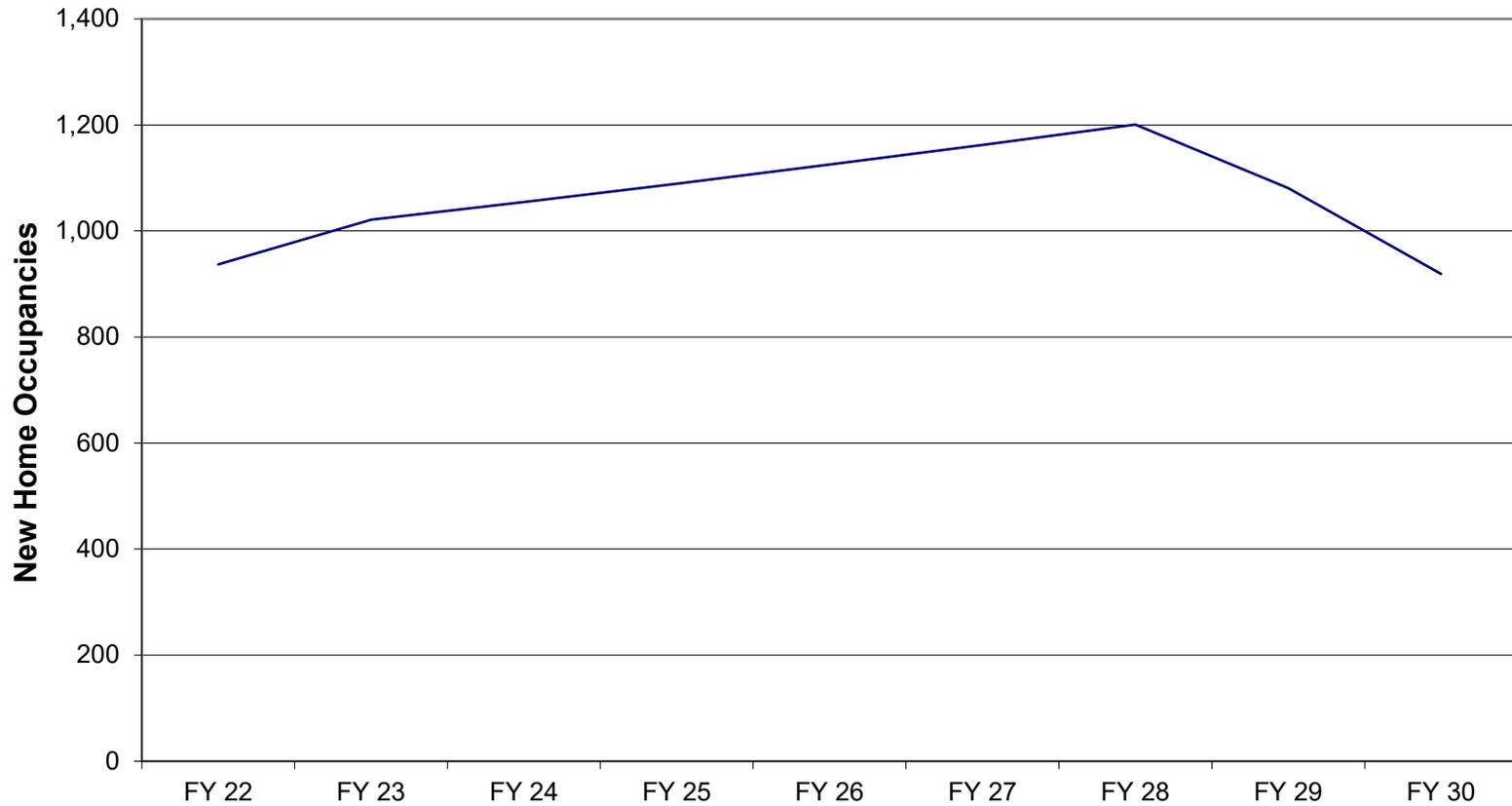
<sup>3</sup> Laveen Village Planning and Development Department. *Laveen Village Annual Report 2021*. Laveen Village. 2022. <https://storymaps.arcgis.com/stories/1cf98b723bd540ef91bfbd8038887a1>

<sup>4</sup> Murphy, R. “500+ Apartments/BTRs Planned for Laveen”. BEX: AZ BEX. 2022 July 12. <https://azbex.com/planning-development/500-apartments-btrs-planned-for-laveen/>

<sup>5</sup> “Laveen Housing Market”. Redfin. 2022.

<https://www.redfin.com/neighborhood/102104/AZ/Phoenix/Laveen/housing-market>

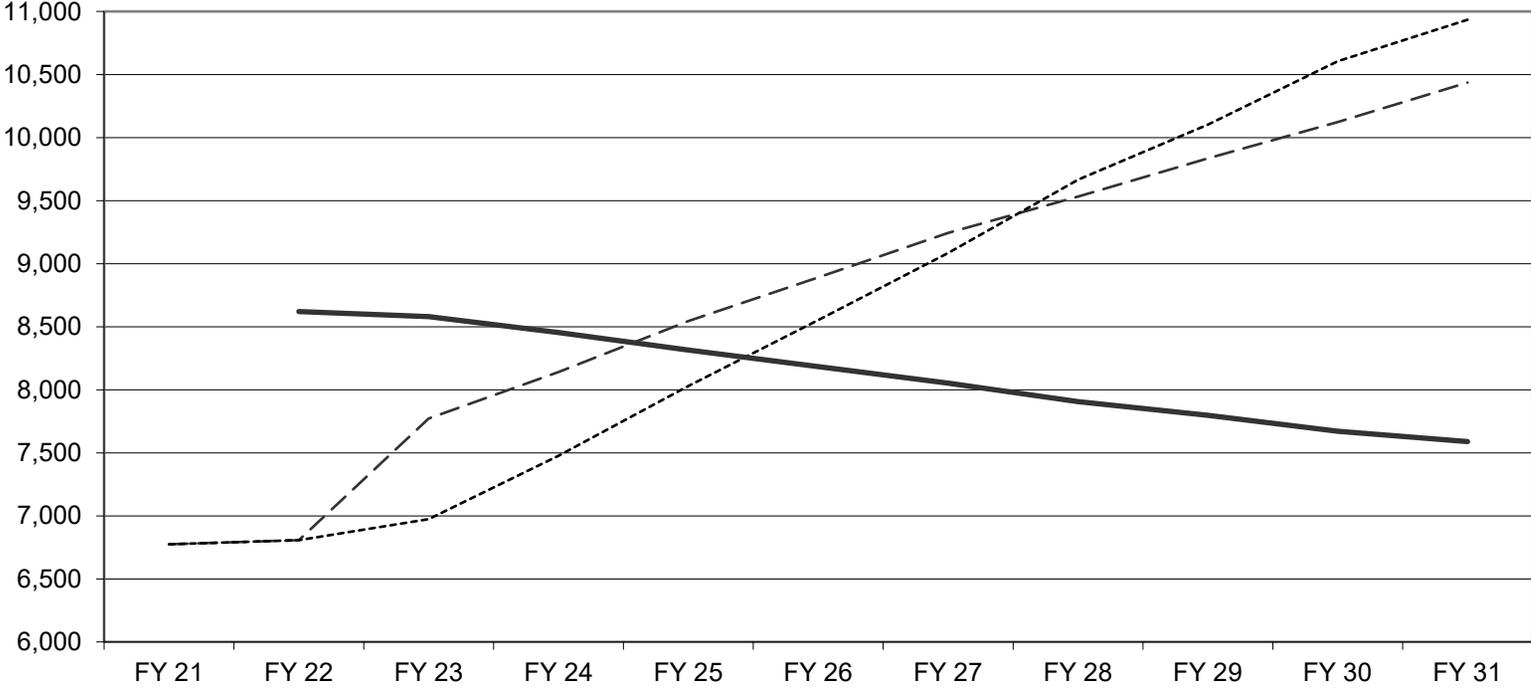
New Home Occupancies (1)  
Laveen Elementary District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
937	1,021	1,055	1,089	1,125	1,162	1,201	1,081	919	9,591

K-8 Graph  
Laveen Elementary District



--- District ADM    ..... SFOB ADM    ——— Capacity

K-8	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
District ADM	6,774	6,808	7,771	8,140	8,545	8,890	9,244	9,531	9,835	10,123	10,436
SFOB ADM	6,774	6,808	6,973	7,476	8,029	8,551	9,084	9,667	10,103	10,605	10,934
Capacity		8,620	8,579	8,453	8,315	8,184	8,051	7,906	7,796	7,671	7,589

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Laveen Elementary District  
CTD – 070459  
(K-8)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			K-8 for 1,000 students (010N)		K-8 for 1,000 students (014N)		

**Staff Notes Regarding District’s Request:** Project 010N was held for consideration last year for 1,000 students to open in FY 27. Project 014N was held for consideration last year for 1,000 students to open in FY 30. Land will need to be purchased or leased for these projects. The district has identified potential sites.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			K-8 for 1,000 students (010N) *		K-8 for 1,000 students (014N) *		

Note: The actual capacity of a 1,000-student K-8 school in this district would be 1,155 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

**New Construction Analysis  
Laveen Elementary District  
K - 8**

<b>K-8</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
District-funded Capacity (2)	1,120	1,079	953	815	685	551	406	296	171	89
<b>Total Student Capacity</b>	<b>8,620</b>	<b>8,579</b>	<b>8,453</b>	<b>8,315</b>	<b>8,184</b>	<b>8,051</b>	<b>7,906</b>	<b>7,796</b>	<b>7,671</b>	<b>7,589</b>

<b>District's ADM Projections</b>	<b>6,808</b>	<b>7,771</b>	<b>8,140</b>	<b>8,545</b>	<b>8,890</b>	<b>9,244</b>	<b>9,531</b>	<b>9,835</b>	<b>10,123</b>	<b>10,436</b>
ADM Growth Rate	0.5%	14.1%	4.7%	5.0%	4.0%	4.0%	3.1%	3.2%	2.9%	3.1%
Number of Students for which new space is required (3)		(808)	(313)	230	706	1,193	1,625	2,039	2,452	2,847

<b>SFOB Recommended ADM Projections</b>	<b>6,808</b>	<b>6,973</b>	<b>7,476</b>	<b>8,029</b>	<b>8,551</b>	<b>9,084</b>	<b>9,667</b>	<b>10,103</b>	<b>10,605</b>	<b>10,934</b>
ADM Growth Rate	0.5%	2.4%	7.2%	7.4%	6.5%	6.2%	6.4%	4.5%	5.0%	3.1%
Number of Students for which new space is required (3)		(1,606)	(978)	(286)	367	1,033	1,761	2,307	2,934	3,345

- (1) See Square Footage and Capacity by School page.
- (2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.
- (3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
010N - New School	K-8	1,000	92.4	92,400	1,155	FY 26
014N - New School	K-8	1,000	92.4	92,400	1,155	FY 28

ADM Projections  
Laveen Elementary District

12/9/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	6,774	6,808	7,771	8,140	8,545	8,890	9,244	9,531	9,835	10,123	10,436	10,693
% change		0.5%	14.1%	4.7%	5.0%	4.0%	4.0%	3.1%	3.2%	2.9%	3.1%	2.5%

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<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	6,774	6,808	6,973	7,476	8,029	8,551	9,084	9,667	10,103	10,605	10,934	11,256
% change		0.5%	2.4%	7.2%	7.4%	6.5%	6.2%	6.4%	4.5%	5.0%	3.1%	2.9%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	6,774	6,919	7,213	7,480	7,788	8,131	8,429	8,722	9,060	9,404	9,826	NA
% change		2.1%	4.2%	3.7%	4.1%	4.4%	3.7%	3.5%	3.9%	3.8%	4.5%	NA

ADM History  
Laveen Elementary District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 8</b>	6,454	6,586	6,818	6,883	6,774	6,808	
<b>% change</b>		2.0%	3.5%	1.0%	-1.6%	0.5%	1.1%

Square Footage and Capacity by School  
Laveen Elementary District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Laveen K-6 School	97,717	36,314	61,403	NA	61,403	80.0	768
Maurice C Cash K-6 School	92,539	35,037	57,502	NA	57,502	80.0	719
SFB-funded Cheatham K-6 (2)	62,909	0	62,909	NA	62,909	80.9	778
District-funded addition to Cheatham	20,671	20,671	0	NA	0	80.9	0
District-funded addition to Cheatham bldg. 1009 (FY 21) (5)	14,255	0	14,255	NA	14,255	80.0	178
Vista Del Sur 7-8 School	29,206	1,596	27,610	0	27,610	88.5	312
SFB-funded additional space at Vista Del Sur (3)	25,634	0	25,634	NA	25,634	80.9	317
District-funded addition to Vista Del Sur (FY 16)	5,336	5,336	0	NA	0	80.9	0
District-funded addition to Vista Del Sur (FY 20) (5)	3,272	0	3,272		3,272	80.9	40
SFB-funded Trailside Point	92,422	22	92,400	NA	92,400	80.9	1,142
SFB-funded Desert Meadows	92,422	22	92,400	NA	92,400	80.0	1,155
District-funded addition to Desert Meadows bldg. 1004 (FY 22) (5)	9,597	2,804	6,793	NA	6,793	80.0	85
SFB-funded Rogers Ranch (4)	92,978	578	92,400	NA	92,400	80.0	1,155
Paseo Pointe (5)	97,093	38,172	58,921	NA	58,921	80.0	737
SFB-funded Estrella Foothills Global Academy	92,400	0	92,400	NA	92,400	80.0	1,155
District-funded addition to Estrella Foothills (FY 20) (5)	6,391	0	6,391	NA	6,391	80.0	80
<b>Total K-8</b>	<b>834,842</b>	<b>140,552</b>	<b>694,290</b>	<b>0</b>	<b>694,290</b>		<b>8,620</b>

(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.

(2) SFB originally approved 62,741 SF, but district reported 62,909 SF actually built (within SFB budget).

(3) Although the district's square footage report indicated that 25,573 SF were built, the SFB funded 25,634 SF, and this entire amount counts against the district's capacity.

(4) Originally approved to open FY 09, but delayed due to moratorium. Funded by Series 2010 QSCB issue.

(5) See Local Funds page for excluded area which varies by year based on ADM.

Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.

Note: SFB was replaced by the SFOB effective 9/29/21.

Local Funds Report  
Laveen Elementary District

12/9/2022

K-8 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	Total
Cheatham bldgs 1005-1007 (FY 06 and FY 08)	1,463										1,463
Laveen EI bldg 1012 (FY 07)	-										-
Addition to Trailside Point (FY 07)	22										22
Addition to Desert Meadows (FY 08)	22										22
Replacement Laveen Elementary School (excess SF) (FY 12)	36,314										36,314
Rogers Ranch (excess SF) (FY13)	578										578
Rebuild M. C. Cash School (excess SF) (FY14)	35,037										35,037
Cheatham bldg. 1008 (FY 15)	19,208										19,208
Vista Del Sur MS (FY 16)	5,336										5,336
Paseo Pointe (FY 17)	97,093										97,093
Estrella Foothills Global Academy (FY20)	6,391										6,391
Vista Del Sur MS (FY 20)	3,272										3,272
Cheatham bldg. 1009 (FY 21)	14,255										14,255
Desert Meadows preschool wing (FY 22)	6,793										6,793
Cumulative Total	225,784	225,784	225,784	225,784	225,784	225,784	225,784	225,784	225,784	225,784	225,784
ADM Projections	6,808	6,973	7,476	8,029	8,551	9,084	9,667	10,103	10,605	10,934	
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80	
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	
25% Threshold (1)	136,160	139,452	149,511	160,580	171,020	181,684	193,334	202,065	212,102	218,683	
Square Footage to be built in excess of 25% threshold	89,624	86,332	76,273	65,204	54,764	44,100	32,450	23,719	13,682	7,101	
Capacity of excess square footage	1,120	1,079	953	815	685	551	406	296	171	89	

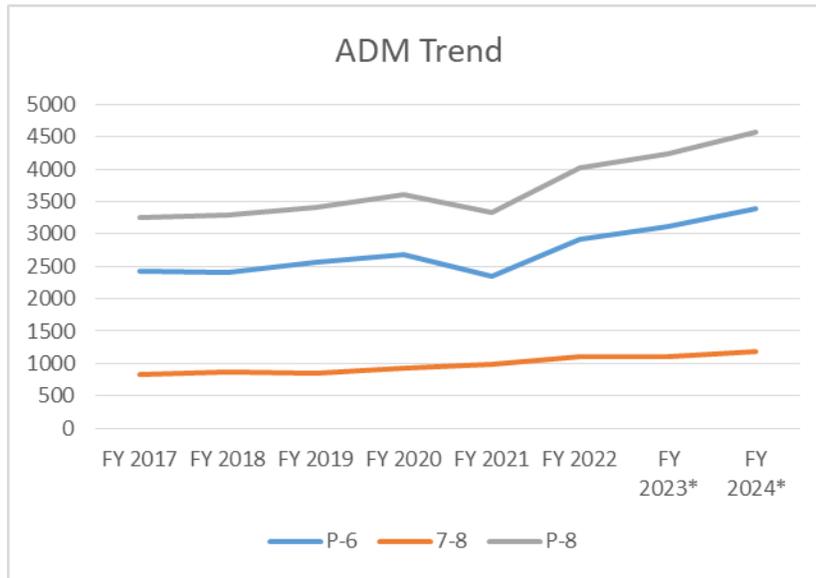
(1) per A.R.S. 41-5711 E.6.

## Liberty Elementary School District

### District Overview

Liberty Elementary District is located approximately 25 miles west-southwest of downtown Phoenix. Interstate 10 passes through the north end of the district, which primarily serves the Town of Goodyear, the southern part of Avondale, and some unincorporated areas. The residential development boom in the West Valley during the 2000-2010 decade brought fast growth to the district. The district currently has seven K-8 schools.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## Liberty Elementary School District

Liberty Elementary School District (ESD) is located in the West Valley within Maricopa County. The district encompasses parts of Buckeye, Goodyear, Avondale, and some unincorporated areas. This region includes several of the fastest-growing large cities in the United States, with Buckeye growing by 9 percent within the last year and Goodyear by 33.1 percent in the last decade.<sup>1,2</sup> Buckeye in particular remains especially poised for growth, as only 5 percent of the city is developed. Newcomers to the area include both first-time homebuyers as well as retired individuals, while the median age of West Valley residents is 35 years old.<sup>3</sup>

Key industries in the West Valley include the healthcare, warehouse and distribution, manufacturing, finance, aerospace, and information technology sectors.<sup>4</sup> The real estate market for residential, retail and manufacturing, medical office, and specialty healthcare space has seen significant growth, particularly during the COVID-19 pandemic. Recent development projects in the area include the Goodyear Civic Square, Avondale Health-Tech Corridor, and Goodyear Medical Innovation Corridor, with a focus on Class A office space. In 2020, Goodyear was designated the “Best City for Business” by the Arizona Chamber of Commerce.

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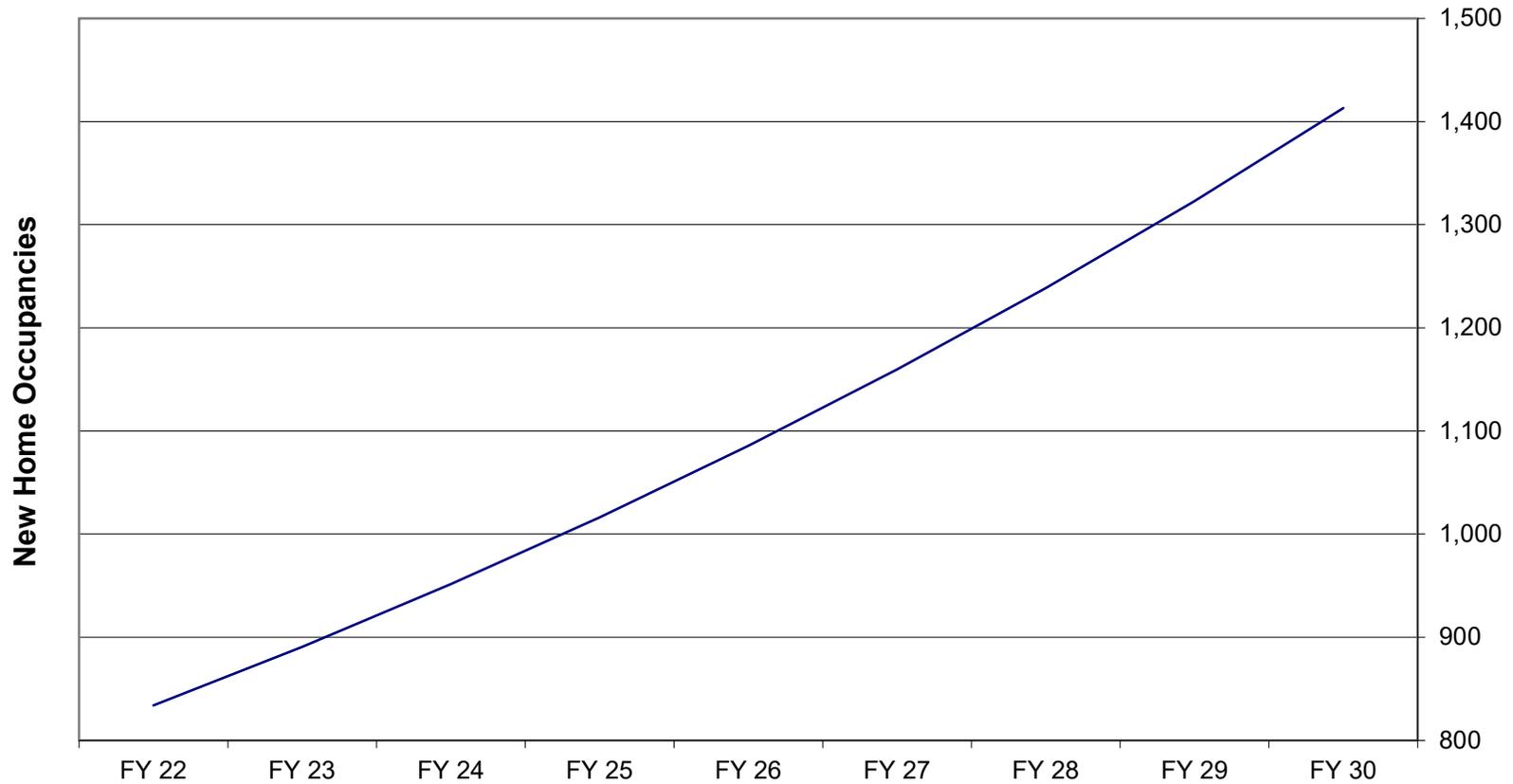
<sup>1</sup> Buckeye is one of the fastest growing cities in the nation. (2022, May 6). Buckeye, AZ. Retrieved December 12, 2022, from <https://www.buckeyeaz.gov/Home/Components/News/News/2049/18>

<sup>2</sup> Scanlon, Tom. “Buckeye No. 2, Goodyear No. 14 in Fastest-Growing Cities.” West Valley View, May 28, 2020. [https://www.westvalleyview.com/news/buckeye-no-2-goodyear-no-14-in-fastest-growing-cities/article\\_4e87d150-9f9f-11ea-bb21-273a1961e0ea.html#:~:text=Avondale%2C%20at%20just%20under%2088%2C000,And%20then%20there's%20Buckeye.](https://www.westvalleyview.com/news/buckeye-no-2-goodyear-no-14-in-fastest-growing-cities/article_4e87d150-9f9f-11ea-bb21-273a1961e0ea.html#:~:text=Avondale%2C%20at%20just%20under%2088%2C000,And%20then%20there's%20Buckeye.)

<sup>3</sup> Lowery, Ilana. “What Is on the West Valley Horizon in 2021?” AZ Big Media, April 26, 2021. <https://azbigmedia.com/business/what-is-on-the-west-valley-horizon-in-2021/>.

<sup>4</sup> Thorburn, Erin. “West Valley Transforms into Hot Spot for Tech Companies.” AZ Big Media, August 13, 2019. <https://azbigmedia.com/business/economy/west-valley-transforms-into-hot-spot-for-tech-companies/>.

New Home Occupancies (1)  
Liberty Elementary District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
834	891	952	1,016	1,086	1,160	1,239	1,323	1,413	9,912



**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Liberty Elementary District  
CTD – 070425  
(K-8)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
		K-8 for 800 students (009N)					K-8 for 800 students

**Staff Notes Regarding District’s Request:** Project 009N was held for consideration last year for 800 students to open in FY 26. The District is in the process of selecting two sites. Land will need to be purchased for the first school. The District anticipates a land donation for the second school.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
		K-8 for 800 students (009N)				K-8 for 800 students *	

**Note:** The actual capacity of an 800-student K-8 school in this district would be 924 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

**New Construction Analysis  
Liberty Elementary District  
K - 8**

<b>K-8</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	3,785	3,785	3,785	3,785	3,785	3,785	3,785	3,785	3,785	3,785
SFB-approved 005N (1)	924	924	924	924	924	924	924	924	924	924
District-funded Capacity (2)	207	202	117	26	-	-	-	-	-	-
<b>Total Student Capacity</b>	<b>4,916</b>	<b>4,910</b>	<b>4,826</b>	<b>4,735</b>	<b>4,709</b>	<b>4,709</b>	<b>4,709</b>	<b>4,709</b>	<b>4,709</b>	<b>4,709</b>

<b>District's ADM Projections</b>	<b>4,028</b>	<b>4,313</b>	<b>4,530</b>	<b>4,847</b>	<b>5,113</b>	<b>5,317</b>	<b>5,387</b>	<b>5,562</b>	<b>5,720</b>	<b>5,903</b>
ADM Growth Rate	20.6%	7.1%	5.0%	7.0%	5.5%	4.0%	1.3%	3.2%	2.8%	3.2%
Number of Students for which new space is required (3)		(597)	(296)	112	404	608	678	853	1,011	1,194

<b>SFOB Recommended ADM Projections</b>	<b>4,028</b>	<b>4,231</b>	<b>4,570</b>	<b>4,931</b>	<b>5,245</b>	<b>5,416</b>	<b>5,598</b>	<b>5,834</b>	<b>6,078</b>	<b>6,415</b>
ADM Growth Rate	20.6%	5.0%	8.0%	7.9%	6.4%	3.3%	3.4%	4.2%	4.2%	5.6%
Number of Students for which new space is required (3)		(680)	(255)	196	536	707	889	1,125	1,369	1,706

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Cost per SF	Approval Total	Actual Capacity
New school - 009N	K-8	800	92.4	73,920	\$313.19	\$23,151,005	924

*Hold for consideration for possible future funding:*

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
New School - TBD	K-8	800	92.4	73,920	924	FY 29

ADM Projections  
Liberty Elementary District

12/14/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	3,341	4,028	4,313	4,530	4,847	5,113	5,317	5,387	5,562	5,720	5,903	6,093
% change		20.6%	7.1%	5.0%	7.0%	5.5%	4.0%	1.3%	3.2%	2.8%	3.2%	3.2%

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<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	3,341	4,028	4,231	4,570	4,931	5,245	5,416	5,598	5,834	6,078	6,415	6,776
% change		20.6%	5.0%	8.0%	7.9%	6.4%	3.3%	3.4%	4.2%	4.2%	5.6%	5.6%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	3,341	4,020	4,228	4,491	4,724	4,980	5,227	5,464	5,722	5,954	6,179	NA
% change		20.3%	5.2%	6.2%	5.2%	5.4%	4.9%	4.5%	4.7%	4.1%	3.8%	NA

ADM History  
Liberty Elementray District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 8</b>	3,249	3,288	3,415	3,601	3,341	4,028	
<b>% change</b>		1.2%	3.9%	5.5%	-7.2%	20.6%	4.4%

Square Footage and Capacity by School  
Liberty Elementary District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Liberty Elementary School	27,340	27,340	0	0	0	88.5	0
District-funded addition to Liberty (2)	12,155	12,155	0	NA	0	80.0	0
District-funded replacement space at Liberty ES (FY 21)	43,545	0	43,545	4,354	39,191	88.5	443
Estrella Mountain Elementary School	59,146	3,489	55,657	0	55,657	88.5	629
SFB-funded Rainbow Valley School	64,860	0	64,860	NA	64,860	80.9	802
SFB-funded Westar Elementary (3)	64,656	0	64,656	NA	64,656	80.9	799
District-funded addition to Westar	10,665	10,665	0	NA	0	80.0	0
SFB-funded Freedom Elementary School (4)	73,905	0	73,905	NA	73,905	80.9	914
District-funded addition to Freedom	7,408	7,408	0	NA	0	80.0	0
Las Brisas Academy (5)	63,434	46,850	16,584	NA	16,584	80.0	207
SFB-funded Blue Horizons Elementary School (005N)	73,920	0	73,920	NA	73,920	80.0	924
District-funded addition to Blue Horizons being treated as replacement space for demolition at Liberty ES	18,788	0	18,788	1,208	17,580	88.5	199
	<b>519,822</b>	<b>107,907</b>	<b>319,207</b>	<b>4,354</b>	<b>406,353</b>		<b>4,916</b>

(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.  
(2) Includes Building 1008 which was built in 1978, but excluded because it was the Superintendent's office. District renovated the building into classroom space in FY 08 with local funds, so the excluded space threshold now applies to this building.  
(3) Originally approved for 64,640 SF. Measurements reviewed by Architect indicate 64,656 SF.  
(4) Originally approved for 73,920 SF. Measurements reviewed by Architect indicate 73,905 SF.  
(5) See Local Funds page for excluded area which varies by year based on ADM.

Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.  
Note: SFB was replaced by the SFOB effective 9/29/21.

Local Funds Report  
 Liberty Elementary District  
 K-8

12/14/2022

K-8 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	Total
Estrella Mountain Fine Arts addition	3,489										3,489
Freedom - Bldg 1002 (FY 08)	7,408										7,408
Liberty School - Bldg 1013 (FY 10)	12,155										12,155
Westar School - Bldg 1003 (FY 13)	10,665										10,665
Las Brisas Academy (FY 16)	63,434										63,434
Las Brisas Academy Additional Classrooms		3,592									3,592
Cumulative Total	97,151	100,743	100,743	100,743	100,743	100,743	100,743	100,743	100,743	100,743	100,743
ADM Projections	4,028	4,231	4,570	4,931	5,245	5,416	5,598	5,834	6,078	6,415	-
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80	
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	
25% Threshold (1)	80,560	84,615	91,406	98,627	104,905	108,326	111,958	116,682	121,551	128,303	
Square Footage to be built in excess of 25% threshold	16,591	16,128	9,337	2,116	0	0	0	0	0	0	
Capacity of excess square footage	207	202	117	26	0	0	0	0	0	0	

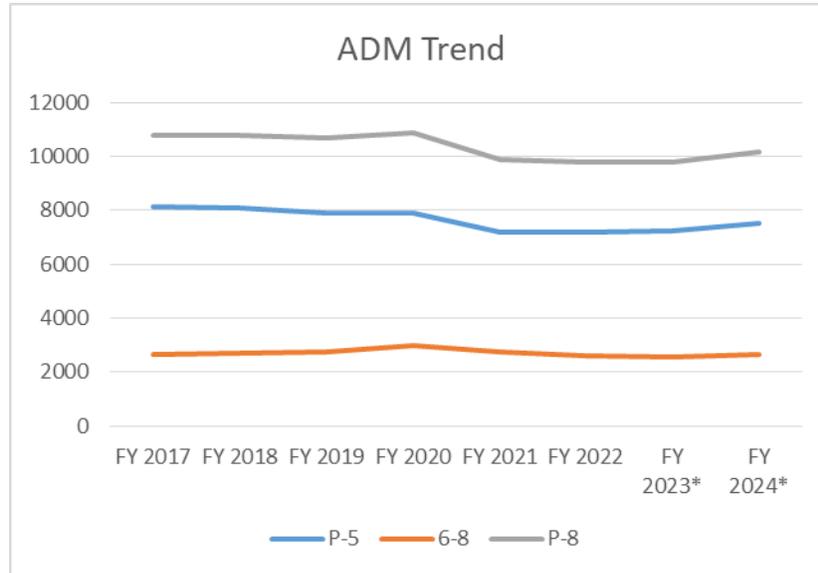
(1) per A.R.S. 41-5711 E.6.

## Litchfield Elementary School District

### District Overview

Litchfield Elementary School District is located about 15 miles west of central Phoenix, north of I-10. The District serves the City of Litchfield Park as well as parts of Glendale, Avondale, Buckeye, Goodyear and some unincorporated areas. The district currently has nine K-5 schools, 2 K-8 schools, and four 6-8 schools.

### District ADM History



\*FY 23 5nd FY 24: ADM projections

(Note: FY15 ADM includes that of three district-sponsored charter schools at the time)

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## Litchfield Elementary School District

Litchfield School District is located west of Glendale, near Luke Air Force Base. Litchfield ESD grew from 71,092 in 2011 to 107,140 in 2021.<sup>1</sup> The median age in the district is 38.7 years, with 27% of the population between the ages of <1-19.<sup>2</sup> The school district currently serves approximately 10,555 students.<sup>3</sup> Over one-third of the community has at least some college education, with 35.4% of residents obtaining a bachelor's degree or higher—10% higher than the state rate. Median household income in the area is 1.4 times that of the state: \$98,508.<sup>2</sup>

The adjacent City of Litchfield Park employs 3,050 people with most workers serving the Healthcare & Social Assistance, Educational Services, and Retail Trade industries. The highest paying industries in the town are Information, Finance & Insurance, and Wholesale Trade. Between 2019 and 2020, Litchfield Park experienced an employment growth rate of 8.89%.<sup>4</sup> Luke Air Force Base employs 5,500 military and civilian workers and features a population of over 94,000 people belonging to a spectrum of service status.<sup>5</sup> The community's Wigwam Resort is a AAA Four-Diamond golf resort, currently undergoing a renovation and networking with regional athletic groups to establish partnerships during training seasons.<sup>6</sup> In 2021, the City of Litchfield Park broke ground for a new 30-acre mixed-use development in their city center. The site is designed to accommodate retail, office space, dwelling units, and a park that features a playground, amphitheater, and special events space.<sup>7</sup> Residential development is also increasing in the area, with a built-to-rent development project acquired by Blue Vista Capital Management. The site will offer over 300 rental homes, outdoor space, clubhouses, pools, grills, and outdoor lounge space.<sup>8</sup>

The adjacent City of Glendale is the 6<sup>th</sup> largest municipality in the state with a population of over 250,000.<sup>9</sup> The population has a median age of 36.1 years with 27% below the age of 19. One-third (33%) of residents have at least some college education, with 23.1% obtaining at least a bachelor's degree. The median household income in 2020 increased by 3.58% to \$56,991. The community's 116,000 workers

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<sup>1</sup> U.S. Census Bureau American Community Survey 5-Year Estimates, 2011 & 2021.

<sup>2</sup> (2021). *Litchfield Elementary District*, AZ. Census Reporter. <https://censusreporter.org/profiles/95000US0404380-litchfield-elementary-district-az/>

<sup>3</sup> (2021). *Litchfield Elementary District (4281)*. National Center for Education Statistics. [https://nces.ed.gov/ccd/districtsearch/district\\_detail.asp?Search=2&details=1&ID2=0404380&DistrictID=0404380](https://nces.ed.gov/ccd/districtsearch/district_detail.asp?Search=2&details=1&ID2=0404380&DistrictID=0404380)

<sup>4</sup> (2021). *Litchfield Park*, AZ. Data USA. <https://datausa.io/profile/geo/litchfield-park-az#economy>

<sup>5</sup> (n.d.). *Luke AFB: In-depth Overview*. Military Installations. U.S. Department of Defense.

<https://installations.militaryonesource.mil/in-depth-overview/luke-afb#:~:text=Luke%20AFB%20provides%20outstanding%20support,live%20in%20the%20surrounding%20area.>

<sup>6</sup> (n.d.) *Economic Development*. The City of Litchfield Park Arizona. <https://www.litchfieldpark.gov/747/Economic-Development>

<sup>7</sup> Serrato, L. (2021 September 23). *Litchfield Park breaks ground on Litchfield Square*. West Valley View.

[https://www.westvalleyview.com/news/litchfield-park-breaks-ground-on-litchfield-square/article\\_3bb2a606-1b2a-11ec-b107-2ffaa0d8e4e1.html](https://www.westvalleyview.com/news/litchfield-park-breaks-ground-on-litchfield-square/article_3bb2a606-1b2a-11ec-b107-2ffaa0d8e4e1.html)

<sup>8</sup> (2022 May 26). *Blue Vista Acquires Land to Develop \$102 Million Class-A Build-to-Rent Communities Near Phoenix, Arizona*. Business Wire. <https://www.businesswire.com/news/home/20220526005216/en/Blue-Vista-Acquires-Land-to-Develop-102-Million-Class-A-Build-to-Rent-Communities-Near-Phoenix-Arizona>

<sup>9</sup> Glendale Economic Development. (n.d.). *Grow Glendale*. Glendale Arizona.

[https://www.glendaleaz.com/work/business\\_resources/economic\\_development](https://www.glendaleaz.com/work/business_resources/economic_development)

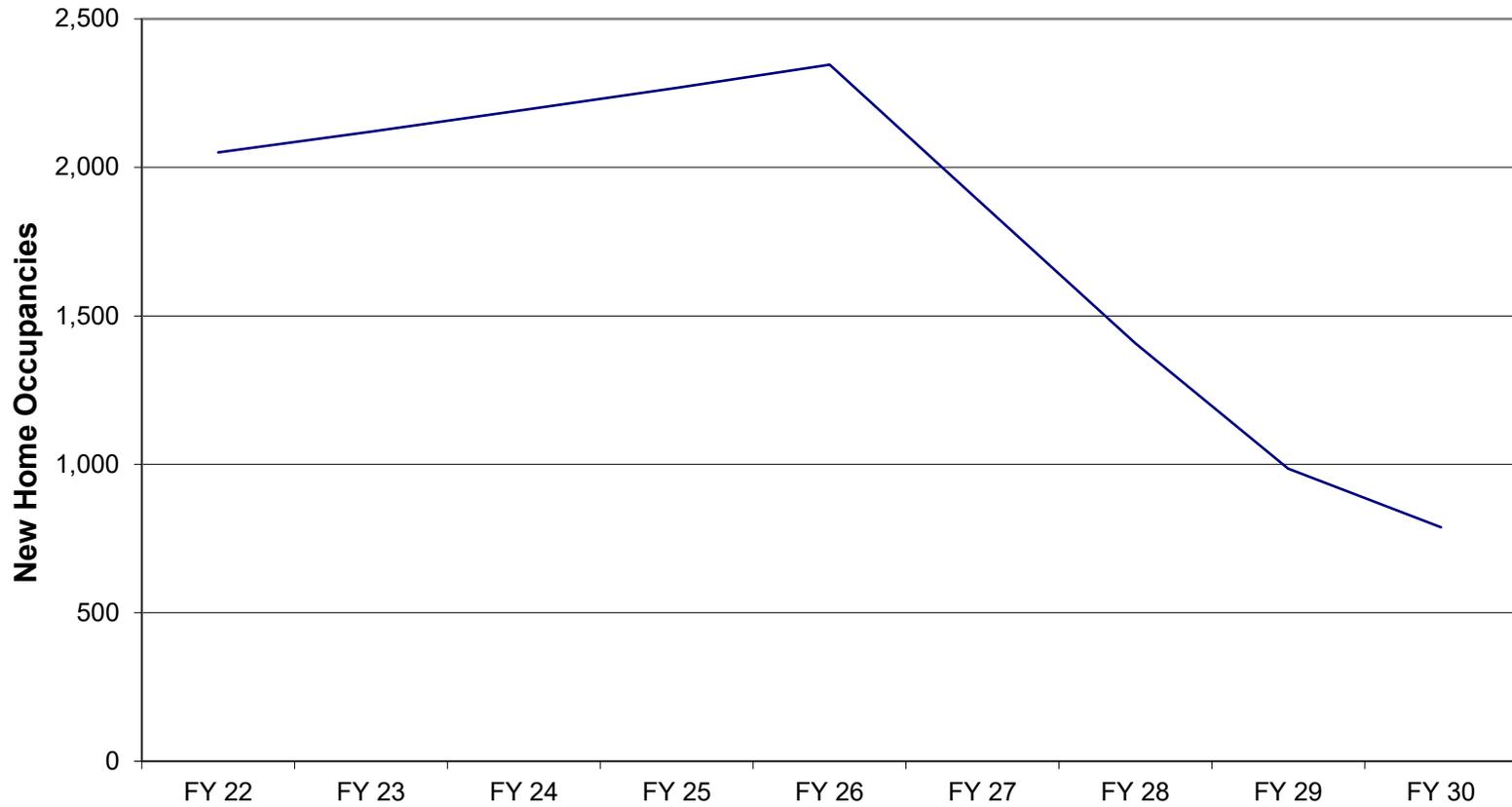
mostly work the Retail Trade, Healthcare & Social Assistance, and Construction industries. Since 2019, the employment rate has increased by 1.24%.<sup>10</sup> The city is currently developing its Sports and Entertainment District, which will feature 15 retail spaces, over 3,000 hotel rooms, and the VAI Resort. Part of this project includes the expansion of Desert Diamond Casino's hotel towers.<sup>9</sup>

With both Litchfield Park and Glendale experiencing commercial and residential growth, Litchfield Elementary School District is positioned to experience a small to moderate increase in its youth population over the coming years.

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<sup>10</sup> (2021). *Glendale, AZ*. Data USA. <https://datausa.io/profile/geo/glendale-az#economy>

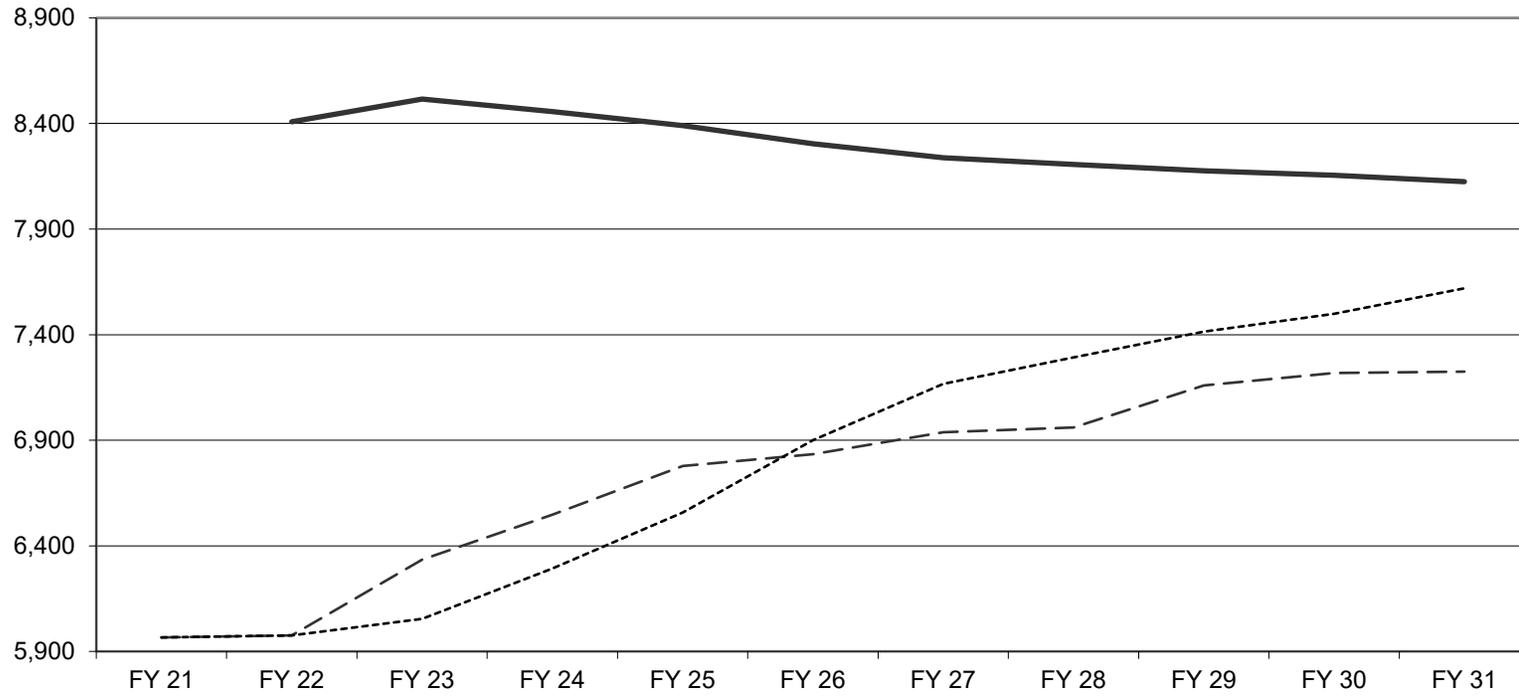
New Home Occupancies (1)  
Litchfield Elementary District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
2,051	2,121	2,193	2,268	2,346	1,876	1,408	985	788	16,037

K-5 Graph  
Litchfield Elementary District



--- District ADM    ..... SFOB ADM    ——— Capacity

K-5	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
District ADM	5,966	5,975	6,334	6,547	6,778	6,834	6,938	6,960	7,159	7,218	7,225
SFOB ADM	5,966	5,975	6,055	6,293	6,557	6,901	7,168	7,293	7,415	7,499	7,620
Capacity		8,408	8,516	8,456	8,390	8,304	8,238	8,206	8,176	8,155	8,125



**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Litchfield Elementary District  
CTD – 070479  
(K-8)**

**District New Construction Request**

<b>FY 22</b> <i>(7/1/21-6/30/22)</i>	<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>
			K-8 for 1,000 students				

**Staff Notes Regarding District’s Request:** This project was not requested last year. The District owns land for this project.

**Staff Recommendation for December 15, 2022**

<b>FY 22</b> <i>(7/1/21-6/30/22)</i>	<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>
			No approval				

**New Construction Analysis  
Litchfield Elementary District  
K - 5**

<b>K-5</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	6,112	6,112	6,112	6,112	6,112	6,112	6,112	6,112	6,112	6,112
District-funded Capacity (2)	2,296	2,404	2,344	2,278	2,192	2,126	2,094	2,064	2,043	2,013
<b>Total Student Capacity</b>	<b>8,408</b>	<b>8,516</b>	<b>8,456</b>	<b>8,390</b>	<b>8,304</b>	<b>8,238</b>	<b>8,206</b>	<b>8,176</b>	<b>8,155</b>	<b>8,125</b>

<b>District's ADM Projections</b>	<b>5,975</b>	<b>6,334</b>	<b>6,547</b>	<b>6,778</b>	<b>6,834</b>	<b>6,938</b>	<b>6,960</b>	<b>7,159</b>	<b>7,218</b>	<b>7,225</b>
ADM Growth Rate	0.2%	6.0%	3.4%	3.5%	0.8%	1.5%	0.3%	2.9%	0.8%	0.1%
Number of Students for which new space is required (3)		(2,182)	(1,909)	(1,612)	(1,470)	(1,300)	(1,246)	(1,017)	(937)	(900)

<b>SFOB Recommended ADM Projections</b>	<b>5,975</b>	<b>6,055</b>	<b>6,293</b>	<b>6,557</b>	<b>6,901</b>	<b>7,168</b>	<b>7,293</b>	<b>7,415</b>	<b>7,499</b>	<b>7,620</b>
ADM Growth Rate	0.2%	1.3%	3.9%	4.2%	5.2%	3.9%	1.7%	1.7%	1.1%	1.6%
Number of Students for which new space is required (3)		(2,461)	(2,163)	(1,833)	(1,403)	(1,070)	(914)	(761)	(655)	(505)

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is no approval.

**New Construction Analysis  
Litchfield Elementary District  
6 - 8**

<b>6-8</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599	4,599
<b>Total Student Capacity</b>	<b>4,599</b>									

<b>District's ADM Projections</b>	<b>3,801</b>	<b>3,799</b>	<b>3,912</b>	<b>4,070</b>	<b>4,136</b>	<b>4,132</b>	<b>4,102</b>	<b>4,201</b>	<b>4,285</b>	<b>4,294</b>
ADM Growth Rate	0.2%	6.0%	3.4%	3.5%	0.8%	1.5%	0.3%	2.9%	0.8%	0.1%
Number of Students for which new space is required (2)		(800)	(687)	(529)	(463)	(467)	(497)	(398)	(314)	(305)

<b>SFOB Recommended ADM Projections</b>	<b>3,801</b>	<b>3,722</b>	<b>3,869</b>	<b>3,982</b>	<b>4,049</b>	<b>4,006</b>	<b>4,030</b>	<b>4,073</b>	<b>4,200</b>	<b>4,195</b>
ADM Growth Rate	-3.6%	-2.1%	3.9%	2.9%	1.7%	-1.1%	0.6%	1.1%	3.1%	-0.1%
Number of Students for which new space is required (2)		(877)	(730)	(617)	(550)	(593)	(569)	(526)	(399)	(404)

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is no approval.

ADM Projections  
Litchfield Elementary District

12/9/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 5	5,966	5,975	6,334	6,547	6,778	6,834	6,938	6,960	7,159	7,218	7,225	7,196
% change		0.2%	6.0%	3.4%	3.5%	0.8%	1.5%	0.3%	2.9%	0.8%	0.1%	-0.4%
6 - 8	3,941	3,801	3,799	3,912	4,070	4,136	4,132	4,102	4,201	4,285	4,294	4,260
% change		-3.6%	0.0%	3.0%	4.0%	1.6%	-0.1%	-0.7%	2.4%	2.0%	0.2%	-0.8%

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<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 5	5,966	5,975	6,055	6,293	6,557	6,901	7,168	7,293	7,415	7,499	7,620	7,763
% change		0.2%	1.3%	3.9%	4.2%	5.2%	3.9%	1.7%	1.7%	1.1%	1.6%	1.9%
6 - 8	3,941	3,801	3,722	3,869	3,982	4,049	4,006	4,030	4,073	4,200	4,195	4,178
% change		-3.6%	-2.1%	3.9%	2.9%	1.7%	-1.1%	0.6%	1.1%	3.1%	-0.1%	-0.4%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 5	NA											
% change		NA										
6 - 8	NA											
% change		NA										

ADM History  
Litchfield Elementary District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 5</b>	6,805	6,712	6,503	6,577	5,966	5,975	
<b>% change</b>		-1.4%	-3.1%	1.1%	-9.3%	0.2%	-2.6%
<b>6 - 8</b>	3,974	4,062	4,181	4,307	3,941	3,801	
<b>% change</b>		2.2%	2.9%	3.0%	-8.5%	-3.6%	-0.9%
<b>Total</b>	10,779	10,773	10,684	10,883	9,907	9,776	
<b>% change</b>		-0.1%	-0.8%	1.9%	-9.0%	-1.3%	-1.9%

Square Footage and Capacity by School  
Litchfield Elementary District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Litchfield Elementary School	50,774	16,015	34,759	0	34,759	85	409
Litchfield Elementary School bldgs. 1017-1019 (Replacement space)	32,181	0	32,181	3,218	28,963	85	341
Litchfield Elementary School bldgs. 1017-1019 (Additional space) (2)	11,130	0	11,130	NA	11,130	80	139
Scott L Libby Elementary School	71,801	4,640	67,161	1,240	65,921	85	776
Palm Valley Elementary	87,115	2,100	85,015	6,489	78,526	85	924
District-funded addition to Palm Valley (2)	6,064	0	6,064	NA	6,064	80	76
Rancho Santa Fe Elementary	75,162	0	75,162	7,516	67,646	85	796
SFB-funded Corte Sierra Elementary	72,000	0	72,000	NA	72,000	80	900
District-funded addition to Corte Sierra	8,456	0	8,456	846	7,610	85	90
SFB-funded Dreaming Summit Elementary	85,242	13,242	72,000	NA	72,000	80	900
SFB-funded Barbara Robey Elementary	72,000	0	72,000	NA	72,000	80	900
District-funded addition to Barbara Robey	7,198	0	7,198	601	6,598	85	78
Verrado Elementary	84,571	84,571	0	NA	0	80	-
Mabel Padgett Elementary School (2)	80,405	20,421	59,984	NA	59,984	80	750
Verrado Heritage (K-5 portion only) (2)	51,521	0	51,521	NA	51,521	80	644
Belen Soto ES (K-5 portion only) (FY 20) (2)	54,959	0	54,959	NA	54,959	80	687
<b>Total K-5 Square Footage</b>	<b>850,579</b>	<b>140,989</b>	<b>709,590</b>	<b>19,909</b>	<b>689,681</b>		<b>8,408</b>
Western Sky Middle School	108,302	0	108,302	6,269	102,033	95	1,074
SFB-funded Wigwam Creek Middle School	108,000	0	108,000	NA	108,000	80	1,350
SFB-funded Verrado Middle School	93,058	6,055	87,003	NA	87,003	80	1,088
SFB-funded Thomas Heck Middle School	87,003	0	87,003	NA	87,003	80	1,088
District-funded addition to Thomas Heck	5,525	5,525	0	NA	0	80	-
Verrado Heritage (6-8 portion only)	28,102	28,102	0	NA	0	80	-
Belen Soto ES (6-8 portion only) (FY 20) (2)	29,977	29,977	0	NA	0	80	-
<b>Total 6-8 Square Footage</b>	<b>459,967</b>	<b>69,659</b>	<b>390,308</b>	<b>6,269</b>	<b>384,039</b>		<b>4,599</b>
(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.							
(2) See Local Funds page for excluded area which varies by year based on ADM.							
Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.							
Note: SFB was replaced by the SFOB effective 9/29/21.							

Local Funds Report  
Litchfield Elementary District

12/9/2022

	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
K-5 Square Footage									
Dreaming Summit	13,242								
Scott L. Libby (K-5 portion)	1,268								
Verrado (Phase I) (FY 08)	50,483								
Verrado (Phase II) (FY 09)	25,923								
Verrado (Phase II) (FY 10)	8,165								
Mabel Padgett (FY 11)	80,405								
Litchfield Elementary bldg. 1017 (FY12)	7,118								
Litchfield Elementary bldgs. 1018-1019 (FY13)	4,012								
Verrado Heritage (K-5 portion only) (FY 16)	51,521								
Palm Valley cafeteria (FY 17)	6,064								
Belen Soto Elementary (FY 20)	54,959								
White Tank Learning Center (bldgs 1011-1013 at Scott Libby ES)		10,238							
Cumulative Total	303,160	313,398	313,398	313,398	313,398	313,398	313,398	313,398	313,398
ADM Projections	5,975	6,055	6,293	6,557	6,901	7,168	7,293	7,415	7,499
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	119,502	121,091	125,860	131,148	138,017	143,350	145,855	148,294	149,986
Square Footage to be built in excess of 25% threshold	183,658	192,307	187,538	182,250	175,381	170,048	167,543	165,104	163,412
Capacity of excess square footage	2,296	2,404	2,344	2,278	2,192	2,126	2,094	2,064	2,043

Local Funds Report  
Litchfield Elementary District

12/9/2022

6-8 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Verrado Middle School	6,055								
Scott L. Libby (6-8 portion)	692								
L. Thomas Heck additional SF	5,525								
Verrado Heritage (6-8 portion only) (FY 16)	28,102								
Belen Soto Elementary (FY 20)	29,977								
Cumulative Total	70,351	70,351	70,351	70,351	70,351	70,351	70,351	70,351	70,351
ADM Projections	3,801	3,722	3,869	3,982	4,049	4,006	4,030	4,073	4,200
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	76,012	74,436	77,375	79,637	80,985	80,121	80,606	81,458	84,007
Square Footage to be built in excess of 25% threshold	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0

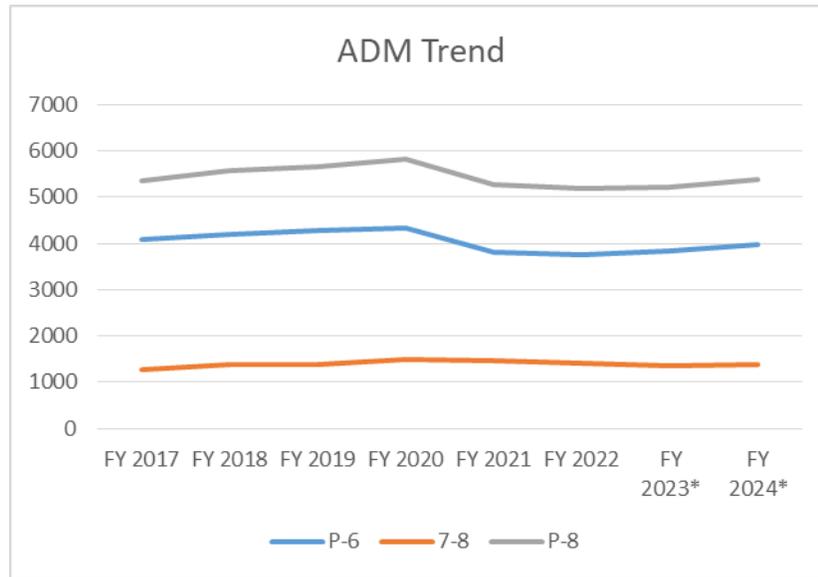
(1) per A.R.S. 41-5711 E.6.

## Littleton Elementary School District

### District Overview

Littleton Elementary School District is located about 15 miles west of downtown Phoenix, mostly south of Interstate 10, serving parts of Avondale and some county islands. The district currently has eight K-8 schools, and is in the process of building an additional school with local funds.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## Littleton Elementary School District

Littleton Elementary School District (LESD) is located in Maricopa County's West Valley. The district serves portions of both the City of Avondale and the City of Tolleson, both of which have experienced significant growth from 2011 to 2022. In Avondale, the population grew by 16.8%, from 77,526 to 90,562.<sup>1</sup> Tolleson's population increased by 10.6%, from 6,493 to 7,180, over the same period.<sup>2</sup>

Situated in the West Valley, these cities are expected to continue growing in the decade to come. The median age of residents in both is 30.<sup>3</sup> The relatively young age of these populations, in conjunction with forecasts indicating the West Valley will account for 50% of the next quarter century of growth in Maricopa County, suggest a high likelihood that each will continue to grow.<sup>4</sup> Interstate 10 and State Highway 101 run through both communities.<sup>5</sup> The relative ease of access to nearby communities as well as out-of-state locations constitute draws to both commuters, as well as regional and national firms.

Of Avondale's population over the age of 25, 54.9% have at least some college education, enhancing the city's attractiveness to high-skill industries.<sup>6</sup> Avondale's Health Tech Corridor continues to expand, with major providers such as ClearSky Health planning to open facilities that will bring additional capital investment and other new employment opportunities to the city.<sup>7</sup> Avondale's competitiveness with other tech destinations in the West Valley is thought to be due in large part to financial incentives the city offers developers. The Qualified Tax Credit reduces the cost of establishing or expanding manufacturing facilities related to research and development in Avondale.<sup>8</sup> To accommodate ongoing and future population growth, the Infill

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<sup>1</sup> U.S. Census Bureau ACS 5 Year Estimate 2011; U.S. Census Bureau ACS 5 Year Estimate 2021

<sup>2</sup> Ibid.

<sup>3</sup> "QuickFacts". Avondale city, Arizona. 2021.

<https://www.census.gov/quickfacts/avondalecityarizona>; "QuickFacts". Tolleson city, Arizona. 2021. <https://www.census.gov/quickfacts/tollesoncityarizona>

<sup>4</sup> "Economic Development Overview". Avondale Economic Development. 2018.

<https://www.avondaleaz.gov/home/showdocument?id=12058>

<sup>5</sup> "Community Profile for Avondale". Arizona Commerce Authority. 2018.

<https://www.azcommerce.com/a/profiles/ViewProfile/29/Avondale/>; "Community Profile for Tolleson". Arizona Commerce Authority. 2018.

<https://www.azcommerce.com/a/profiles/ViewProfile/29/Avondale/>

<sup>6</sup> "QuickFacts". Avondale city, Arizona. 2021.

<https://www.census.gov/quickfacts/avondalecityarizona>

<sup>7</sup> "Healthcare Corridor". Avondale Office of Economic Development. 2022.

<https://avondaleedge.com/health-tech-corridor/>

<sup>8</sup> "Incentives and Tax Benefits". Avondale Office of Economic Development. 2022.

Incentive District offers a 50% reduction in permitting, review, and development impact fees to commercial and residential developers in Avondale.<sup>9</sup> The city's dominant employment sectors and educated population situate Avondale among the West Valley's more affluent communities: median household income is \$69,241.<sup>10</sup> Avondale is also home to the Phoenix Raceway, which hosts NASCAR races.<sup>11</sup> High educational attainment among residents, relative economic prosperity, growing employment opportunities in healthcare and technology, and the city's status as a sports destination are likely to continue to attract young families in the coming years.

While Tolleson is a smaller community than Avondale, it holds advantages that bode well for ongoing growth. Rezoning and redevelopment of the city's CORE District continue to bring commercial investment and employment opportunity to downtown Tolleson.<sup>12</sup> Between 2020 and 2030, MAG projections suggest that housing unit growth will be over four times greater than it was during the previous decade.<sup>13</sup> Notably, the median price of a home in Tolleson is significantly cheaper than it is neighboring communities such as Avondale and Glendale.<sup>14</sup> This advantage makes Tolleson a viable alternative to nearby cities for those seeking a lower cost of living. Given strong growth in the communities that it serves, LESD is expected to continue growing.

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<https://avondaleedge.com/site-selection/#incentives>

<sup>9</sup> Ibid.

<sup>10</sup> QuickFacts". Avondale city, Arizona. 2021.

<https://www.census.gov/quickfacts/avondalecityarizona>

<sup>11</sup> "Community Profile for Avondale". Arizona Commerce Authority. 2018.

<https://www.azcommerce.com/a/profiles/ViewProfile/29/Avondale/>

<sup>12</sup> "General Plan 2024". City of Tolleson. 2014.

<https://www.tolleson.az.gov/DocumentCenter/View/2493/Executive-SUMMARY-for-the-GENERAL-PLAN-2024?bidId=>

<sup>13</sup> Ibid.

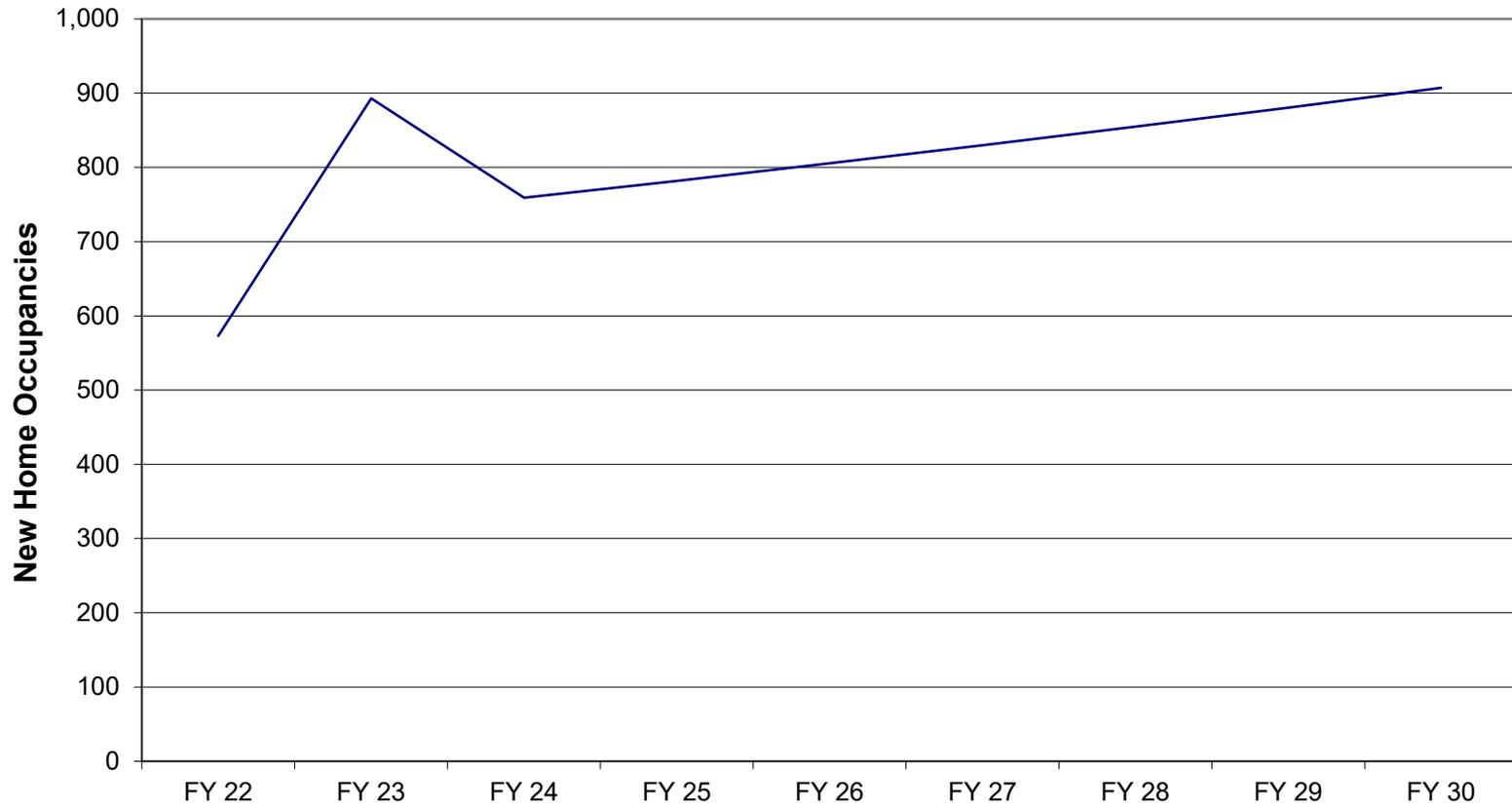
<sup>14</sup> QuickFacts". Avondale city, Arizona. 2021.

<https://www.census.gov/quickfacts/avondalecityarizona>; "QuickFacts". Tolleson city, Arizona. 2021. <https://www.census.gov/quickfacts/tollesoncityarizona>;

"QuickFacts". Glendale city, Arizona. 2021.

<https://www.census.gov/quickfacts/fact/table/glendalecityarizona/PST045221>

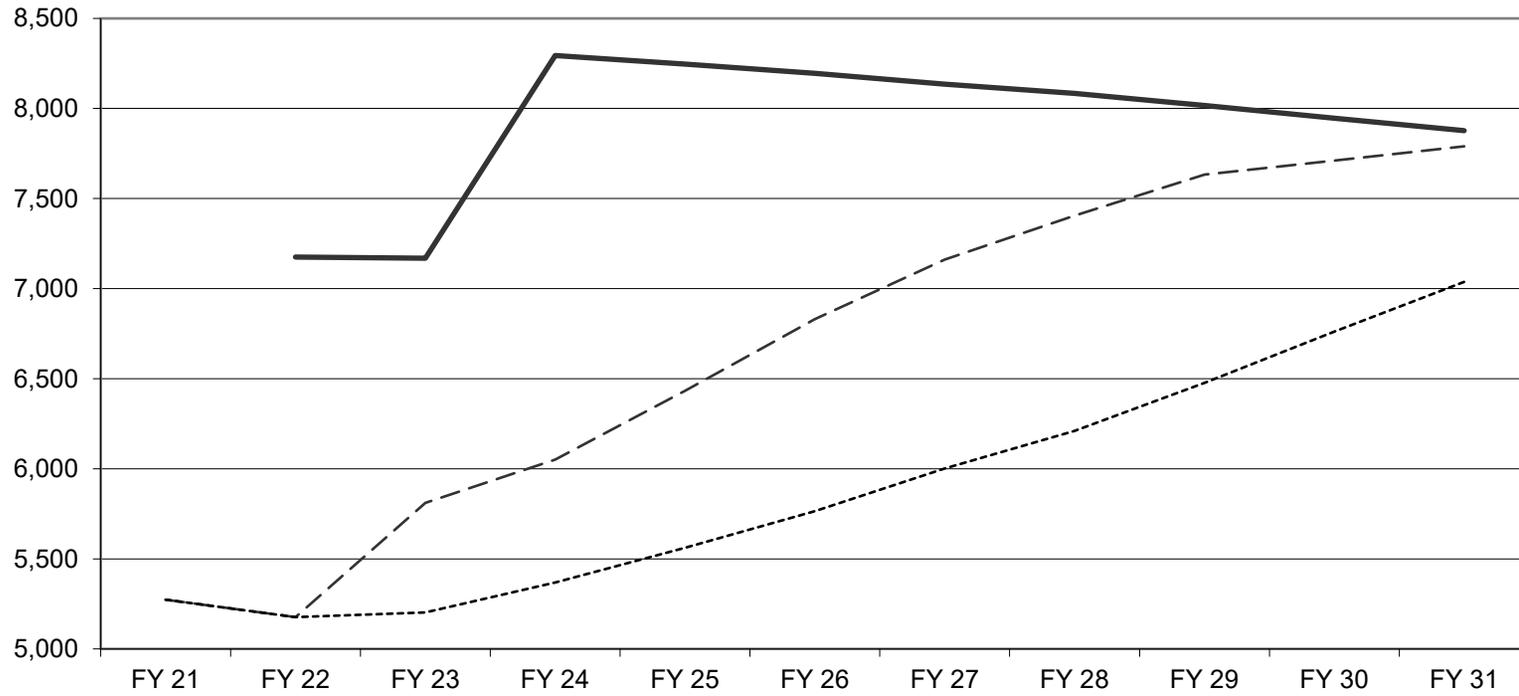
New Home Occupancies (1)  
Littleton Elementary District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
573	893	759	782	805	830	855	881	907	7,285

K-8 Graph  
Littleton Elementary District



--- District ADM    ..... SFOB ADM    ——— Capacity

K-8	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
District ADM	5,274	5,176	5,811	6,051	6,433	6,831	7,161	7,405	7,634	7,711	7,790
SFOB ADM	5,274	5,176	5,203	5,368	5,561	5,765	6,002	6,210	6,478	6,762	7,038
Capacity		7,175	7,169	8,294	8,246	8,195	8,135	8,084	8,017	7,946	7,877

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Littleton Elementary District  
CTD – 070465  
(K-8)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			K-8 for 972 students				

**Staff Notes Regarding District’s Request:** This school was not held for consideration last year. The District owns land for this school.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			No approval				

**New Construction Analysis  
Littleton Elementary District  
K - 8**

<b>K-8</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	6,875	6,875	6,875	6,875	6,875	6,875	6,875	6,875	6,875	6,875
District-funded Capacity (2)	300	294	1,419	1,371	1,320	1,260	1,209	1,142	1,071	1,002
<b>Total Student Capacity</b>	<b>7,175</b>	<b>7,169</b>	<b>8,294</b>	<b>8,246</b>	<b>8,195</b>	<b>8,135</b>	<b>8,084</b>	<b>8,017</b>	<b>7,946</b>	<b>7,877</b>

<b>District's ADM Projections</b>	<b>5,176</b>	<b>5,811</b>	<b>6,051</b>	<b>6,433</b>	<b>6,831</b>	<b>7,161</b>	<b>7,405</b>	<b>7,634</b>	<b>7,711</b>	<b>7,790</b>
ADM Growth Rate	-1.8%	12.3%	4.1%	6.3%	6.2%	4.8%	3.4%	3.1%	1.0%	1.0%
Number of Students for which new space is required (3)		(1,358)	(2,243)	(1,813)	(1,364)	(974)	(679)	(383)	(235)	(87)

<b>SFOB Recommended ADM Projections</b>	<b>5,176</b>	<b>5,203</b>	<b>5,368</b>	<b>5,561</b>	<b>5,765</b>	<b>6,002</b>	<b>6,210</b>	<b>6,478</b>	<b>6,762</b>	<b>7,038</b>
ADM Growth Rate	-1.8%	0.5%	3.2%	3.6%	3.7%	4.1%	3.5%	4.3%	4.4%	4.1%
Number of Students for which new space is required (3)		(1,966)	(2,926)	(2,685)	(2,430)	(2,133)	(1,874)	(1,539)	(1,183)	(839)

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is no approval.

ADM Projections  
Littleton Elementary District

12/9/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	5,274	5,176	5,811	6,051	6,433	6,831	7,161	7,405	7,634	7,711	7,790	7,890
% change		-1.8%	12.3%	4.1%	6.3%	6.2%	4.8%	3.4%	3.1%	1.0%	1.0%	1.3%

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<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	5,274	5,176	5,203	5,368	5,561	5,765	6,002	6,210	6,478	6,762	7,038	7,320
% change		-1.8%	0.5%	3.2%	3.6%	3.7%	4.1%	3.5%	4.3%	4.4%	4.1%	4.0%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	5,274	5,030	5,024	5,072	5,133	5,242	5,405	5,594	5,808	6,013	6,229	NA
% change		-4.6%	-0.1%	1.0%	1.2%	2.1%	3.1%	3.5%	3.8%	3.5%	3.6%	NA

ADM History  
Littleton Elementary District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 8</b>	5,353	5,577	5,648	5,816	5,274	5,176	
<b>% change</b>		4.2%	1.3%	3.0%	-9.3%	-1.8%	-0.7%

Square Footage and Capacity by School  
Littleton Elementary District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Littleton Elementary School	99,269	6,961	92,308	0	92,308	88.5	1,043
Underdown Junior High School bldgs. 1001-1006	28,238	0	28,238	0	28,238	88.5	319
District-funded addition to Underdown	39,240	39,240	0	NA	0	80.9	-
SFB-funded Collier Elementary bldg. 1001 (2)	80,342	0	80,342	NA	80,342	80.9	993
District-funded addition to Collier (3)	19,584	16,928	2,656	266	2,390	88.5	27
SFB-funded Quentin Elementary bldg. 1001 (4)	81,288	0	81,288	NA	81,288	80.9	1,005
District-funded addition to Quentin (3)	10,317	0	10,317	1,032	9,285	88.5	105
SFB-funded Country Place (5)	89,991	0	89,991	NA	89,991	80.0	1,125
District-funded addition to Country Place	410	410	0	NA	0	80.0	-
SFB-funded Estrella Vista	89,813	0	89,813	NA	89,813	80.0	1,123
District-funded replacement space at Estrella Vista (3)	1,266	0	1,266	127	1,139	88.5	13
District-funded addition to Estrella Vista	410	410	0	NA	0	80.0	-
SFB-funded Tres Rios	89,813	0	89,813	NA	89,813	80.0	1,123
District-funded addition to Tres Rios	1,105	1,105	0	NA	0	80.0	-
Fine Arts Academy (6)	87,484	63,445	24,039	NA	24,039	80.0	300
<b>Total K-8</b>	<b>718,570</b>	<b>128,499</b>	<b>590,071</b>	<b>1,425</b>	<b>588,646</b>		<b>7,175</b>

(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.

(2) SFB originally approved 78,540 SF, but district reported 80,342 SF (additional square footage came in under budget, and therefore was funded by SFB also).

(3) The following spaces replace Underdown Junior High buildings 1002, 1004, and 1005:

Collier - portion of building 1002	2,656						
Quentin - building 1002	10,317						
Estrella Vista - portion of building 1001	1,266						
<b>Total</b>	<b>14,239</b>						

(4) SFB originally approved 80,203 SF, but architect was able to design 81,288 SF within budget, so additional SF was funded by SFB also.

(5) SFB originally approved 89,813 SF, but architect was able to design 89,991 SF within budget, so additional SF was funded by SFB also.

(6) See Local Funds page for excluded area which varies by year based on ADM.

Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.

Note: SFB was replaced by the SFOB effective 9/29/21.

Local Funds Report  
Littleton Elementary District

12/9/2022

K-8 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Building Addition (Collier) (FY 08)	16,928								
Addl space at Tres Rios (FY 10)	695								
Addl space at Underdown JH (FY 10)	21,231								
Addl space at Country Place (FY 12)	410								
Addl space at Tres Rios (FY 12)	410								
Addl space at Estrella Vista (FY 12)	410								
Fine Arts Academy (FY 17)	67,251								
Fine Arts Academy (FY 18)	20,233								
New K-8 - Lakin Prep (FY 24)			87,000						
Littleton ES HeadStart Expansion (FY 24)			6,316						
Cumulative Total	127,568	127,568	220,884	220,884	220,884	220,884	220,884	220,884	220,884
ADM Projections	5,176	5,203	5,368	5,561	5,765	6,002	6,210	6,478	6,762
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	103,529	104,058	107,359	111,220	115,299	120,045	124,197	129,553	135,241
Square Footage to be built in excess of 25% threshold	24,039	23,510	113,525	109,664	105,585	100,839	96,687	91,331	85,643
Capacity of excess square footage	300	294	1,419	1,371	1,320	1,260	1,209	1,142	1,071

(1) per A.R.S. 41-5711 E.6.

## Marana USD 012N

### Background

On 12/15/21, the Board approved 9-12 space for 400\* students which translates to 50,000 square feet with capacity for 532 students (project 100206000-9999-012N). The budget was \$17,610,000 (\$352.20 per SF). Based on updated ADM projections approved 12/15/22, the highest number of students for which the district will need additional space within the 8-year analysis timeframe is 202\* (see snip below).

	A	B	C	D	E	F	G	H	I	J	K
1	<b>9-12</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
2	Existing Capacity (1)	4,204	4,204	4,204	4,204	4,204	4,204	4,204	4,204	4,204	4,204
3	SFB-approved 012N (1)		-	-	-	-	-	-	-	-	-
4	<b>Total Student Capacity</b>	<b>4,204</b>									
5											
6	<b>District's ADM Projections</b>	<b>4,267</b>	<b>4,481</b>	<b>4,513</b>	<b>4,492</b>	<b>4,436</b>	<b>4,353</b>	<b>4,505</b>	<b>4,623</b>	<b>4,623</b>	<b>4,623</b>
7	ADM Growth Rate	5.7%	5.0%	0.7%	-0.5%	-1.2%	-1.9%	3.5%	2.6%	0.0%	0.0%
8	Number of Students for which new space is required (2)		277	309	288	232	149	301	419	419	419
9											
10	<b>SFOB Recommended ADM Projections</b>	<b>4,267</b>	<b>4,302</b>	<b>4,278</b>	<b>4,210</b>	<b>4,147</b>	<b>4,059</b>	<b>4,203</b>	<b>4,323</b>	<b>4,314</b>	<b>4,406</b>
11	ADM Growth Rate	5.7%	0.8%	-0.6%	-1.6%	-1.5%	-2.1%	3.5%	2.9%	-0.2%	2.1%
12	Number of Students for which new space is required (2)		97	74	6	(57)	(145)	(2)	119	110	202
13											
14	(1) See Square Footage and Capacity by School page.										
15	(2) Difference between ADM projections and Total Student Capacity.										

The Board's discretionary authority to revise a prior approval is highlighted in the paragraph below from A.R.S. 41-5741 E.:

E. Monies for architectural and engineering fees, project management services and preconstruction services shall be distributed on the completion of the analysis by the board of the school district's request. After receiving monies pursuant to this subsection, the school district shall submit a design development plan for the school or addition to the board before any monies for construction are distributed. If the school district's request meets the building adequacy standards, the board may review and comment on the district's plan with respect to the efficiency and effectiveness of the plan in meeting state square footage and facility standards before directing the distribution of the remainder of the monies. If the board modifies the cost per square foot as prescribed in subsection D, paragraph 3, subdivision (c) of this section, the board may deduct the cost of project management services and preconstruction services from the required cost per square foot. **The board may decline to fund the project if the square footage is no longer required due to revised enrollment projections. The board may decline a portion of the funding if a portion of the square footage is no longer needed due to revised enrollment projections.**

### Renovation vs. new build

The District has purchased a vacated medical facility which is 34,700 square feet according to architectural plans provided by the district. Rather than building a new school, the district is interested in renovating this facility into a micro high school to help ease population crowding at the existing high schools. Below is an excerpt from SFOB Policy V. New Construction:

**B. Designing a New School Project** (Adopted January 10, 2008, Modified March 7, 2012, May 6, 2015, August 1, 2018, March 2, 2022, November 9, 2022)

Once the school district has been approved for funding for additional square footage (a project), it may begin designing the project. A project may be either an entirely new school, additional square footage to an existing school, **or renovation of an existing facility**. The process is as follows:

Renovating the existing facility into a micro high school would add 34,700 square feet of 9-12 space, which translates to 278\* students. This would better align the approval with current ADM projections.

Staff Recommendation

Staff recommends Board approval to revise Marana Unified Project 100206000-9999-012N to additional space for 278\* students (34,700 square feet with capacity for 369 students). This will result in a new budget of \$12,221,340.

**Board Action Requested:**

Board approval to revise Marana Unified Project 100206000-9999-012N to additional space for 278\* students (34,700 square feet with capacity for 369 students).

\* This is the number of students which determines whether or not the district is eligible for additional space per A.R.S. 41-5741 D.3.(a), not the capacity of the additional space as calculated per A.R.S. 41-5711 C.7.

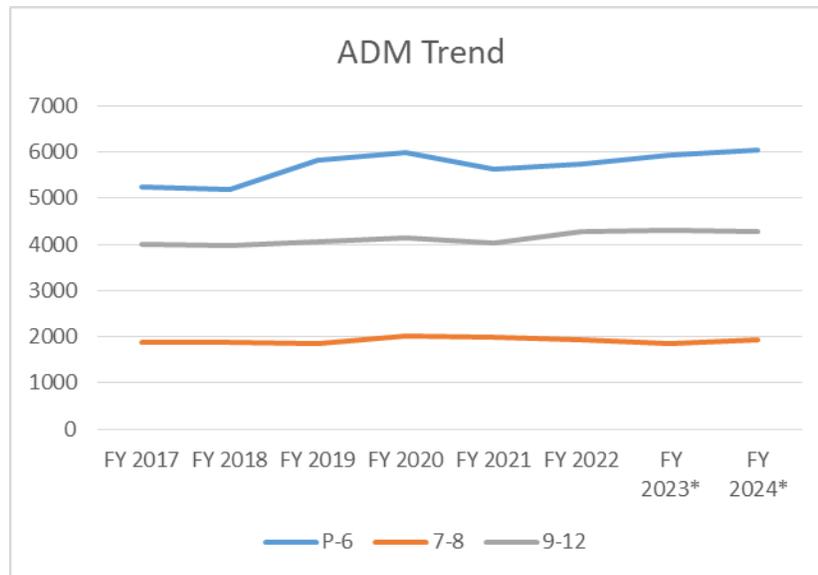
Number of Students per A.R.S. 41-5741 D.3.(a)	Square Footage per A.R.S. 41-5741 D.3.(b) (Multiply previous column by 125)	Capacity per A.R.S. 41-5711 C.7 (Divide previous column by 94)
202	25,250	269
278	34,700	369
400	50,000	532

## Marana Unified School District

### District Overview

The Marana Unified School District is located in the north central part of Pima County, approximately 16 miles northwest of downtown Tucson. The Tucson city limits begin just south of the District boundaries. Interstate 10 passes through the District. The District boundaries encompass 550 square miles, making it one of the larger urban districts in the State. Included within the area is the incorporated Town of Marana and several unincorporated communities. The district has fourteen K-6 schools, two 7-8 schools, two 9-12 schools, one ACE (Another Chance for Education) center, and an additional high school approved by the SFOB last year.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## Marana Unified School District Outlook

The Marana Unified School District is located northwest of Tucson. The Town of Marana itself comprises an area of 121.8 square miles.<sup>1</sup> Within that area are 57,900 residents<sup>2</sup>, an 11.5 percent increase from 2020, with a median age of 41.<sup>3</sup> Of the total population in Marana, approximately 22.8 percent are children under 18 years of age who feed into the school district.<sup>4</sup> Marana is the third fastest growing community of any size in Arizona.<sup>5</sup> This growth coincides with Marana being a leader in southern Arizona for new home construction in the last six years.<sup>6</sup> Marana is ideal for logistic operations due to their proximity to U.S. Interstate 10, Marana Regional Airport, and the Pinal Airpark.<sup>7</sup> Due to this, companies such as Amazon and CTI Trucking have set up logistics and distribution centers in the area.<sup>8</sup> Marana also maintains a strong manufacturing sector with employers such as Duralar Technologies and Sargent Aerospace & Defense operating from this community.<sup>9</sup> Marana also attracts visitors from around the world to hike the Tortolita Mountains.<sup>10</sup> Fifteen miles north of the town is the site of Picacho Peak, site of Arizona's only Civil War battle.<sup>11</sup>

Marana is a fast-growing community in Arizona, especially in the northeastern portion of the district. With a healthy market for new home construction, attractive location for business, and scenic attractions, Marana Unified School District is poised for steady growth in the coming years.

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<sup>1</sup> City of Marana, *Strategic Plan 5*, by City of Marana, 2022, <https://static1.squarespace.com/static/54cc191ce4b0f886f4762582/t/63348831b5495f6aee270fdd/1664387130960/Strategic+Plan+5%2C6%92.pdf> (accessed 12/8/2022).

<sup>2</sup> City of Marana, *Regional Overview and Connectivity*, City of Marana Economic Development and Tourism, <https://www.maranaaz.gov/economic-development> (accessed 12/9/2022).

<sup>3</sup> U.S. Census Bureau.

<sup>4</sup> Ibid.

<sup>5</sup> See footnote 2.

<sup>6</sup> Arizona Commerce Authority, *Community Profile for Marana*, by Arizona Commerce Authority, 2018, <https://www.azcommerce.com/a/profiles/ViewProfile/83/Marana/> (accessed 12/9/2022).

<sup>7</sup> Ibid.

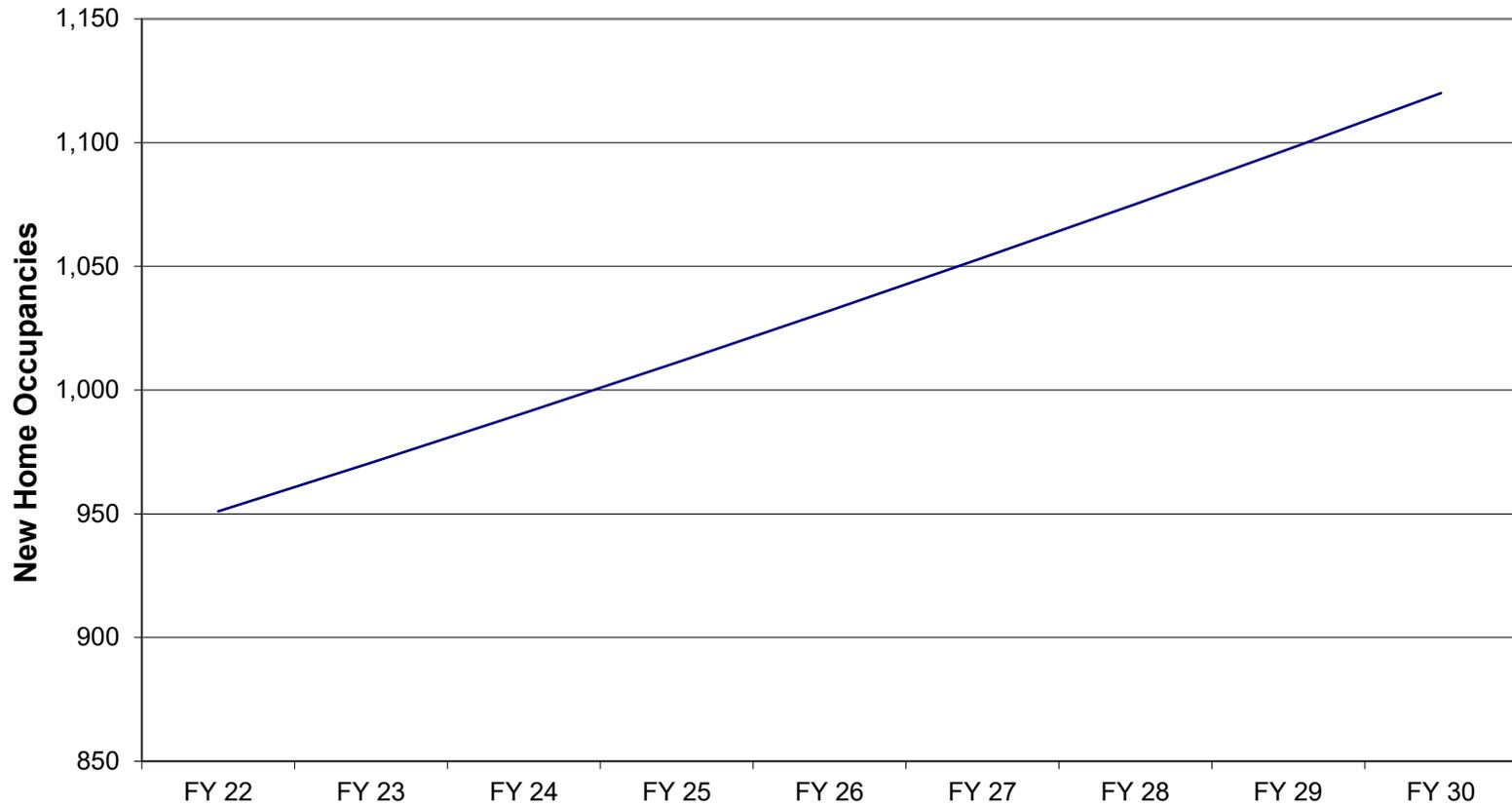
<sup>8</sup> See footnote 2.

<sup>9</sup> See footnote 6.

<sup>10</sup> See footnote 6.

<sup>11</sup> See footnote 6.

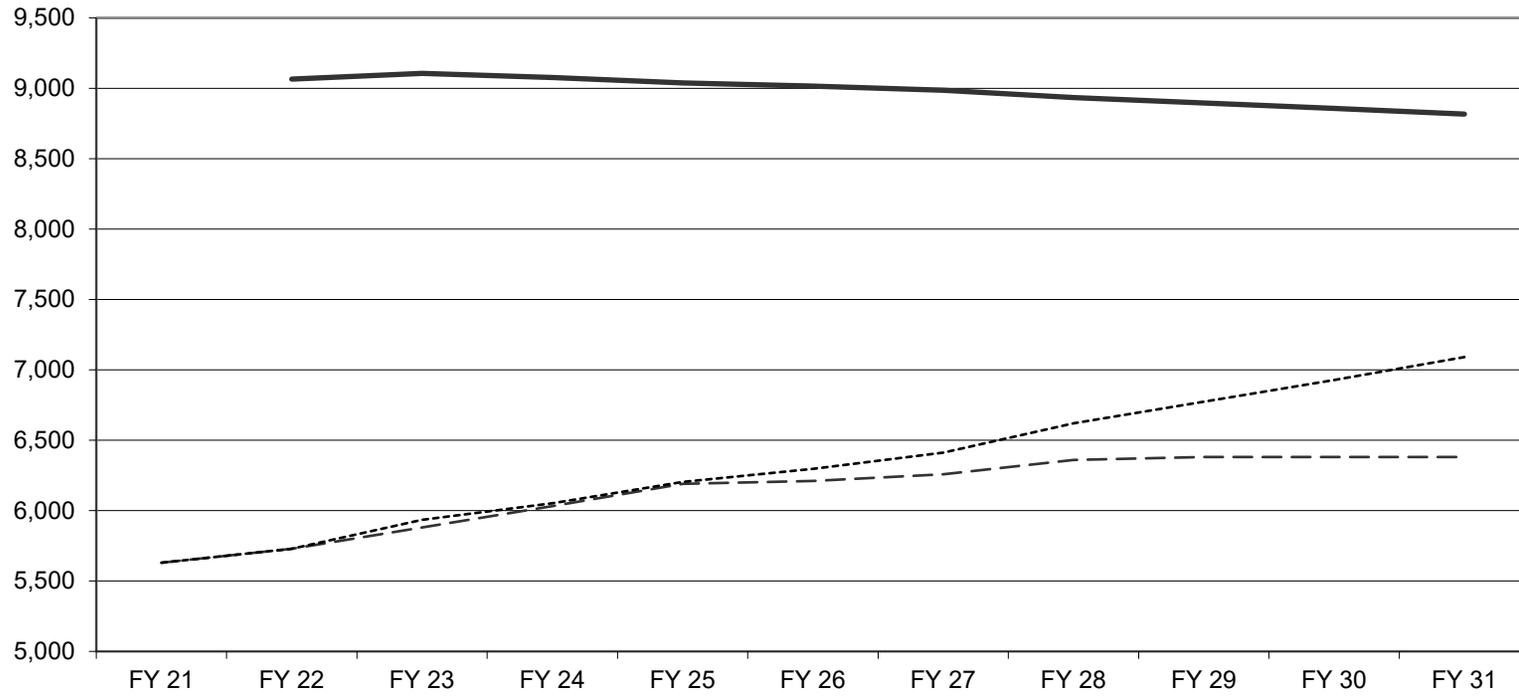
New Home Occupancies (1)  
Marana Unified District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>	<b>Total</b>
951	971	991	1,011	1,032	1,053	1,075	1,097	1,120	9,302

K-6 Graph  
Marana Unified District



--- District ADM    ..... SFOB ADM    ——— Capacity

K-6	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
District ADM	5,630	5,728	5,880	6,032	6,190	6,210	6,259	6,359	6,381	6,381	6,381
SFOB ADM	5,630	5,728	5,934	6,052	6,205	6,296	6,412	6,620	6,773	6,927	7,091
Capacity		9,066	9,106	9,077	9,039	9,016	8,987	8,935	8,896	8,858	8,817





**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Marana Unified District  
CTD – 100206  
(K-8)**

**District New Construction Request**

<b>FY 22</b> <i>(7/1/21-6/30/22)</i>	<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>
			K-8 for 700 students				

**Staff Notes Regarding District’s Request:** This project was not requested last year.

**Staff Recommendation for December 15, 2022**

<b>FY 22</b> <i>(7/1/21-6/30/22)</i>	<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>
			No approval				

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Marana Unified District  
CTD – 100206  
(9-12)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
		9-12 for 1,100 students					

**Staff Notes Regarding District’s Request:** This project was not requested last year.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
		No approval					

**New Construction Analysis  
Marana Unified District  
K - 6**

<b>K-6</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	7,650	7,650	7,650	7,650	7,650	7,650	7,650	7,650	7,650	7,650
District-funded Capacity (2)	1,416	1,456	1,426	1,388	1,365	1,336	1,284	1,246	1,208	1,167
<b>Total Student Capacity</b>	<b>9,066</b>	<b>9,106</b>	<b>9,077</b>	<b>9,039</b>	<b>9,016</b>	<b>8,987</b>	<b>8,935</b>	<b>8,896</b>	<b>8,858</b>	<b>8,817</b>

<b>District's ADM Projections</b>	<b>5,728</b>	<b>5,880</b>	<b>6,032</b>	<b>6,190</b>	<b>6,210</b>	<b>6,259</b>	<b>6,359</b>	<b>6,381</b>	<b>6,381</b>	<b>6,381</b>
ADM Growth Rate	1.7%	2.7%	2.6%	2.6%	0.3%	0.8%	1.6%	0.3%	0.0%	0.0%
Number of Students for which new space is required (3)		(3,226)	(3,045)	(2,849)	(2,806)	(2,728)	(2,576)	(2,515)	(2,477)	(2,436)

<b>SFOB Recommended ADM Projections</b>	<b>5,728</b>	<b>5,934</b>	<b>6,052</b>	<b>6,205</b>	<b>6,296</b>	<b>6,412</b>	<b>6,620</b>	<b>6,773</b>	<b>6,927</b>	<b>7,091</b>
ADM Growth Rate	1.7%	3.6%	2.0%	2.5%	1.5%	1.8%	3.2%	2.3%	2.3%	2.4%
Number of Students for which new space is required (3)		(3,172)	(3,025)	(2,834)	(2,720)	(2,575)	(2,314)	(2,124)	(1,931)	(1,726)

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation no approval.

**New Construction Analysis  
Marana Unified District  
7 - 8**

<b>7-8</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	2,585	2,585	2,585	2,585	2,585	2,585	2,585	2,585	2,585	2,585
<b>Total Student Capacity</b>	<b>2,585</b>									

<b><i>District's ADM Projections</i></b>	<b>1,933</b>	<b>1,885</b>	<b>1,910</b>	<b>1,920</b>	<b>2,046</b>	<b>2,155</b>	<b>2,076</b>	<b>2,102</b>	<b>2,102</b>	<b>2,102</b>
ADM Growth Rate	-3.1%	-2.5%	1.3%	0.5%	6.6%	5.3%	-3.7%	1.3%	0.0%	0.0%
Number of Students for which new space is required (2)		(700)	(675)	(665)	(539)	(430)	(509)	(483)	(483)	(483)

<b><i>SFOB Recommended ADM Projections</i></b>	<b>1,933</b>	<b>1,857</b>	<b>1,922</b>	<b>1,975</b>	<b>2,048</b>	<b>2,113</b>	<b>2,029</b>	<b>2,054</b>	<b>2,184</b>	<b>2,250</b>
ADM Growth Rate	-3.1%	-3.9%	3.5%	2.7%	3.7%	3.2%	-4.0%	1.2%	6.3%	3.0%
Number of Students for which new space is required (2)		(728)	(662)	(610)	(537)	(471)	(556)	(531)	(401)	(335)

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is no approval.

**New Construction Analysis  
Marana Unified District  
9-12**

<b>9-12</b>	<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>	<b>FY 31</b>
Existing Capacity (1)	4,204	4,204	4,204	4,204	4,204	4,204	4,204	4,204	4,204	4,204
SFB-approved 012N (1)	532	532	532	532	532	532	532	532	532	532
<b>Total Student Capacity</b>	<b>4,736</b>									

<b>District's ADM Projections</b>	<b>4,267</b>	<b>4,481</b>	<b>4,513</b>	<b>4,492</b>	<b>4,436</b>	<b>4,353</b>	<b>4,505</b>	<b>4,623</b>	<b>4,623</b>	<b>4,623</b>
ADM Growth Rate	5.7%	5.0%	0.7%	-0.5%	-1.2%	-1.9%	3.5%	2.6%	0.0%	0.0%
Number of Students for which new space is required (2)		(255)	(223)	(244)	(300)	(383)	(231)	(113)	(113)	(113)

<b>SFOB Recommended ADM Projections</b>	<b>4,267</b>	<b>4,302</b>	<b>4,278</b>	<b>4,210</b>	<b>4,147</b>	<b>4,059</b>	<b>4,203</b>	<b>4,323</b>	<b>4,314</b>	<b>4,406</b>
ADM Growth Rate	5.7%	0.8%	-0.6%	-1.6%	-1.5%	-2.1%	3.5%	2.9%	-0.2%	2.1%
Number of Students for which new space is required (2)		(435)	(458)	(526)	(589)	(677)	(533)	(413)	(422)	(330)

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is no approval.

ADM Projections  
Marana Unified District

12/12/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 6	5,630	5,728	5,880	6,032	6,190	6,210	6,259	6,359	6,381	6,381	6,381	6,381
% change		1.7%	2.7%	2.6%	2.6%	0.3%	0.8%	1.6%	0.3%	0.0%	0.0%	0.0%
7 - 8	1,995	1,933	1,885	1,910	1,920	2,046	2,155	2,076	2,102	2,102	2,102	2,102
% change		-3.1%	-2.5%	1.3%	0.5%	6.6%	5.3%	-3.7%	1.3%	0.0%	0.0%	0.0%
9 - 12	4,035	4,267	4,481	4,513	4,492	4,436	4,353	4,505	4,623	4,623	4,623	4,623
% change		5.7%	5.0%	0.7%	-0.5%	-1.2%	-1.9%	3.5%	2.6%	0.0%	0.0%	0.0%
Total	11,661	11,928	12,246	12,455	12,602	12,692	12,767	12,940	13,106	13,106	13,106	13,106
% change		2.3%	2.7%	1.7%	1.2%	0.7%	0.6%	1.4%	1.3%	0.0%	0.0%	0.0%

<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 6	5,630	5,728	5,934	6,052	6,205	6,296	6,412	6,620	6,773	6,927	7,091	7,256
% change		1.7%	3.6%	2.0%	2.5%	1.5%	1.8%	3.2%	2.3%	2.3%	2.4%	2.3%
7 - 8	1,995	1,933	1,857	1,922	1,975	2,048	2,113	2,029	2,054	2,184	2,250	2,297
% change		-3.1%	-3.9%	3.5%	2.7%	3.7%	3.2%	-4.0%	1.2%	6.3%	3.0%	2.1%
9 - 12	4,035	4,267	4,302	4,278	4,210	4,147	4,059	4,203	4,323	4,314	4,406	4,454
% change		5.7%	0.8%	-0.6%	-1.6%	-1.5%	-2.1%	3.5%	2.9%	-0.2%	2.1%	1.1%
Total	11,661	11,928	12,093	12,252	12,390	12,491	12,584	12,852	13,150	13,426	13,747	14,006
% change		2.3%	1.4%	1.3%	1.1%	0.8%	0.7%	2.1%	2.3%	2.1%	2.4%	1.9%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 6	5,630	5,544	5,625	5,698	5,793	5,837	5,913	6,071	6,281	6,503	6,720	NA
% change		-1.5%	1.5%	1.3%	1.7%	0.7%	1.3%	2.7%	3.5%	3.5%	3.3%	NA
7 - 8	1,995	1,927	1,911	1,950	2,006	2,103	2,193	2,157	2,111	2,143	2,213	NA
% change		-3.4%	-0.8%	2.0%	2.9%	4.8%	4.3%	-1.7%	-2.1%	1.5%	3.3%	NA
9 - 12	4,035	4,129	4,180	4,287	4,370	4,416	4,477	4,641	4,813	4,889	4,933	NA
% change		2.3%	1.2%	2.6%	1.9%	1.1%	1.4%	3.7%	3.7%	1.6%	0.9%	NA
Total	11,660	11,600	11,716	11,935	12,170	12,355	12,584	12,869	13,204	13,535	13,866	NA
% change		-0.5%	1.0%	1.9%	2.0%	1.5%	1.9%	2.3%	2.6%	2.5%	2.4%	NA

ADM History  
Marana Unified District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 6</b>	5,230	5,187	5,827	5,994	5,630	5,728	
<b>% change</b>		-0.8%	12.3%	2.9%	-6.1%	1.7%	1.8%
<b>7 - 8</b>	1,879	1,889	1,854	2,005	1,995	1,933	
<b>% change</b>		0.5%	-1.8%	8.1%	-0.5%	-3.1%	0.6%
<b>9 - 12</b>	3,992	3,971	4,044	4,130	4,035	4,267	
<b>% change</b>		-0.5%	1.8%	2.1%	-2.3%	5.7%	1.3%
<b>Total</b>	11,102	11,047	11,726	12,129	11,661	11,928	
<b>% change</b>		-0.5%	6.1%	3.4%	-3.9%	2.3%	1.4%

Square Footage and Capacity by School  
Marana Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
DeGrazia Elementary School	66,465	0	66,465	951	65,514	85	771
Marjorie W Estes Elementary School (2)	91,203	29,599	61,604	NA	61,604	80	770
District-funded addition to Estes	4,080	4,080	0	NA	0	80	0
Early Learning and Resource Center (formerly Thornydale Elementary School)	51,354	0	51,354	0	51,354	85	604
District-funded addition to Thornydale	5,497	5,497	0	0	0	80	0
Butterfield Elementary School	55,738	65	55,673	718	54,955	85	647
Roadrunner Elementary School	59,137	1,995	57,142	0	57,142	85	672
Desert Winds Elementary School	51,103	0	51,103	0	51,103	85	601
Ironwood Elementary School	68,078	2,040	66,038	896	65,142	85	766
Quail Run Elementary School	60,828	0	60,828	1,073	59,755	85	703
CoyoteTrail Elementary School	64,790	1,904	62,886	1,042	61,844	85	728
Picture Rocks Intermediate School	48,742	0	48,742	1,042	47,700	85	561
District-funded space at Picture Rocks Intermediate School	27,000	24,401	2,599	NA	2,599	80	32
Twin Peaks Elementary	67,102	58,942	8,160	0	8,160	85	96
District-funded bldg. 1010 & 1011 (FY 20)	24,624	0	24,624	NA	24,624	80	308
SFB-funded Rattlesnake Ridge	58,500	0	58,500	NA	58,500	80	731
District-funded addition to Rattlesnake Ridge	2,082	2,082	0	NA	0	80	0
Gladden Farms Elementary School	88,000	79,531	8,469	NA	8,469	80	106
Dove Mountain CTSTEM K-8 (K-6 portion only) (FY 20)	77,587	0	77,587	NA	77,587	80	970
<b>Total K-6 Square Footage</b>	<b>971,910</b>	<b>210,136</b>	<b>761,774</b>	<b>5,722</b>	<b>756,052</b>		<b>9,066</b>
Marana Middle School (formerly Marana Junior High School)	155,514	4,080	151,434	7,684	143,750	100	1,438
Tortolita Junior High School	130,626	4,515	126,111	11,390	114,721	100	1,147
Dove Mountain CTSTEM K-8 (7-8 portion only) (FY 20)	23,873	23,873	0	NA	0	80	0
District-funded bldg. 1010 (7-8 portion only) (FY 20)	2,897	2,897	0	NA	0	80	0
District-funded bldg. 1011 (7-8 portion only) (FY 20)	2,897	2,897	0	NA	0	80	0
<b>Total 7-8 Square Footage</b>	<b>315,807</b>	<b>38,262</b>	<b>277,545</b>	<b>19,074</b>	<b>258,471</b>		<b>2,585</b>
Another Chance at Education (A.C.E.)	1,440	0	1,440	0	1,440	109.5	13
Marjorie W Estes Elementary School (3) (4)	19,093	0	19,093	0	19,093	109.5	174
Marana High School	290,524	69,044	221,480	11,542	209,938	109.5	1,917
Mountain View High School	318,806	69,982	248,824	18,941	229,883	109.5	2,099
SFB-approved 012N	50,000	0	50,000	NA	50,000	94.0	532
<b>Total 9-12 Square Footage</b>	<b>679,863</b>	<b>139,026</b>	<b>540,837</b>	<b>30,483</b>	<b>510,354</b>		<b>4,736</b>

(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.

(2) Replacement school funded with Class B bonds. Does NOT include three high school buildings.

Square Footage and Capacity by School  
Marana Unified District

(3) Buildings 1004 and 1008 at Marjorie W. Estes Elementary School. Re-configuration was approved by SFB at 10/7/99 meeting.							
(4) Building 1003 converted to academic space 6/9/22							
Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.							
Note: SFB was replaced by the SFOB effective 9/29/21.							

Local Funds Report  
Marana Unified District

12/12/2022

K-6 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Early Learning and Resource Center (formerly Thornydale Elementary School) P-12, P-14	1,357								
Rattlesnake Ridge	1,002								
Estes modular building bldg. 1018 (FY 09)	4,080								
Early Learning and Resource Center (formerly Thornydale Elementary School) modular building	4,180								
Gladden Farms Elementary School (FY 16)	88,000								
Picture Rocks Intermediate Building 1006 (FY 16)	27,000								
Dove Mountain CTSTEM K-8 (K-6 portion only) (FY 20)	77,587								
Twin Peaks ES bldgs. 1010 & 1011 (FY 20)	24,624								
Gladden Farms Elementary School		7,321							
Cumulative Total	227,830	235,151	235,151	235,151	235,151	235,151	235,151	235,151	235,151
ADM Projections	5,728	5,934	6,052	6,205	6,296	6,412	6,620	6,773	6,927
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	114,560	118,683	121,039	124,091	125,913	128,242	132,409	135,460	138,547
Square Footage to be built in excess of 25% threshold (1)	113,270	116,468	114,112	111,060	109,238	106,909	102,742	99,692	96,604
Capacity of excess square footage	1,416	1,456	1,426	1,388	1,365	1,336	1,284	1,246	1,208

Local Funds Report  
Marana Unified District

12/12/2022

7-8 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Tortolita Middle School building 1013 (FY 13)	4,515								
Dove Mountain CTSTEM K-8 (7-8 portion only) (FY 20)	23,873								
<b>Cumulative Total</b>	<b>28,388</b>	<b>28,388</b>	<b>28,388</b>	<b>28,388</b>	<b>28,388</b>	<b>28,388</b>	<b>28,388</b>	<b>28,388</b>	<b>28,388</b>
ADM Projections	1,933	1,857	1,922	1,975	2,048	2,113	2,029	2,054	2,184
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
<b>25% Threshold</b>	<b>38,655</b>	<b>37,141</b>	<b>38,445</b>	<b>39,491</b>	<b>40,962</b>	<b>42,266</b>	<b>40,578</b>	<b>41,077</b>	<b>43,681</b>
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0

Local Funds Report  
Marana Unified District

12/12/2022

9-12 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Marana High School bldg. 1023 (FY 15)	7,812								
Buidling K (FY 18)	6,116								
Marana High School bldg. 1026 (FY 15)	3,398								
Bond funded addition to Marana HS building 1019	705								
Cumulative Total	18,031	18,031	18,031	18,031	18,031	18,031	18,031	18,031	18,031
ADM Projections	4,267	4,302	4,278	4,210	4,147	4,059	4,203	4,323	4,314
x Minimum adequacy factor	94	94	94	94	94	94	94	94	94
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	100,283	101,086	100,526	98,946	97,459	95,386	98,760	101,597	101,388
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0

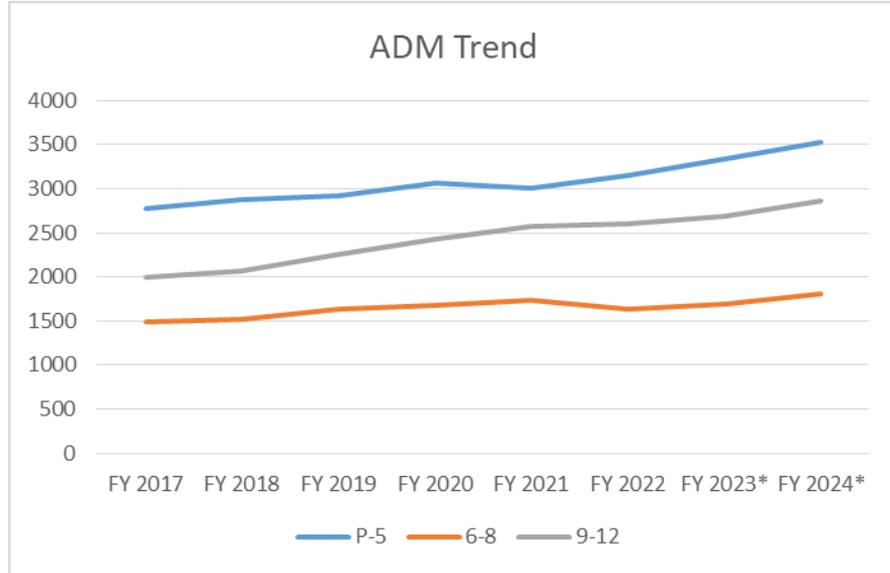
(1) per A.R.S. 41-5711 E.6.

## Maricopa Unified School District

### District Overview

Maricopa Unified School District covers the town of Maricopa and surrounding areas in the northwestern part of Pinal County. The District currently has six K-5 elementary schools, two 6-8 middle schools, one high school, and is in the process of building an additional high school (022N) with both state and local funds.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## Maricopa Unified School District

Maricopa Unified School District (MUSD) serves the city of Maricopa in northwestern Pinal County. The MUSD's population grew by 44.2% between 2010 and 2021, from 47,289 to 61,444.<sup>1</sup> This constitutes an average annual growth rate of 2.7%. Due to the district's strategic position between Phoenix and Tucson, alongside its flourishing agritech industry, the district (and the City of Maricopa) are expected to continue growing for the foreseeable future.

As Pinal County's largest contiguous city since 2021, the City of Maricopa is harnessing existing advantages to ensure stable long-term growth.<sup>2</sup> Chief among these advantages is the city's close proximity to Phoenix and Tucson. State Route 347 connects the city to Interstate 10, which runs from Tucson to Phoenix and further west to Los Angeles.<sup>3</sup> Maricopa therefore offers residents the flexibility to commute to nearby cities and gives local commerce easy access to major markets both within the state and across state borders.<sup>4</sup> For manufacturers and other producers, Maricopa offers convenient access the Union Pacific Railroad's Sunset Route, which operates out of city daily.<sup>5</sup> Maricopa also boasts a highly educated population: 65.5% of its workforce has at least some college.<sup>6</sup> The educated workforce in Maricopa continues to attract agritech industry investment.<sup>7</sup> As a result, Maricopa has become a leading regional hub for agritech research. The USDA, University of Arizona, Nissan, and Volkswagen all operate arid climate research facilities out of Maricopa. As existing firms expand operations in Maricopa, new investors are entering the market.

The city offers significant, often industry-specific tax credit supports. These credits attract firms involved in renewable energy research/manufacturing, and incentivize commercial or industrial

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<sup>1</sup> U.S. Bureau of the Census.

<sup>2</sup> Dorman, Aaron. (13 August 2021). *Surprising numbers for Pinal cities in census; Maricopa now most populous city*. Maricopa Monitor.

[https://www.pinalcentral.com/maricopa\\_monitor/news/surprising-numbers-for-pinal-cities-in-census-maricopa-now-most-populous-city/article\\_f2f385f8-2e17-5b85-818a-6a5622e9584e.html](https://www.pinalcentral.com/maricopa_monitor/news/surprising-numbers-for-pinal-cities-in-census-maricopa-now-most-populous-city/article_f2f385f8-2e17-5b85-818a-6a5622e9584e.html)

<sup>3</sup> "Community Profile for Maricopa". Arizona Commerce Authority. 2018.

<https://www.azcommerce.com/a/profiles/ViewProfile/84/Maricopa/>

<sup>4</sup> Ibid.

<sup>5</sup> "Circulation and Connectivity Element". City of Maricopa Office of Engineering and CIP Development. N.d. <https://www.maricopa-az.gov/departments/planning-maricopa-general-plan/general-plan-elements/circulation-connectivity-element>

<sup>6</sup> Community Profile for Maricopa". Arizona Commerce Authority. 2018.

<https://www.azcommerce.com/a/profiles/ViewProfile/84/Maricopa/>

<sup>7</sup> Ibid.

firms to implement solar energy device installers.<sup>8</sup> S3 Biotech recently unveiled plans for a sprawling medical campus, including a Life Science and Innovation Center, a specialty hospital, several hundred single-family residences, and a hotel.<sup>9</sup> The five-year construction is set to begin in 2023, but it is estimated that the campus will ultimately bring over 3,000 new jobs to Maricopa.<sup>10</sup> Explosive jobs growth is complemented by newly announced plans to build PHX Surf, a 70 acre water park and entertainment complex.<sup>11</sup> Decisions to enhance local recreation opportunities reflect the city's growing population of young families. Maricopa's population under the age of 18 is therefore expected to grow.

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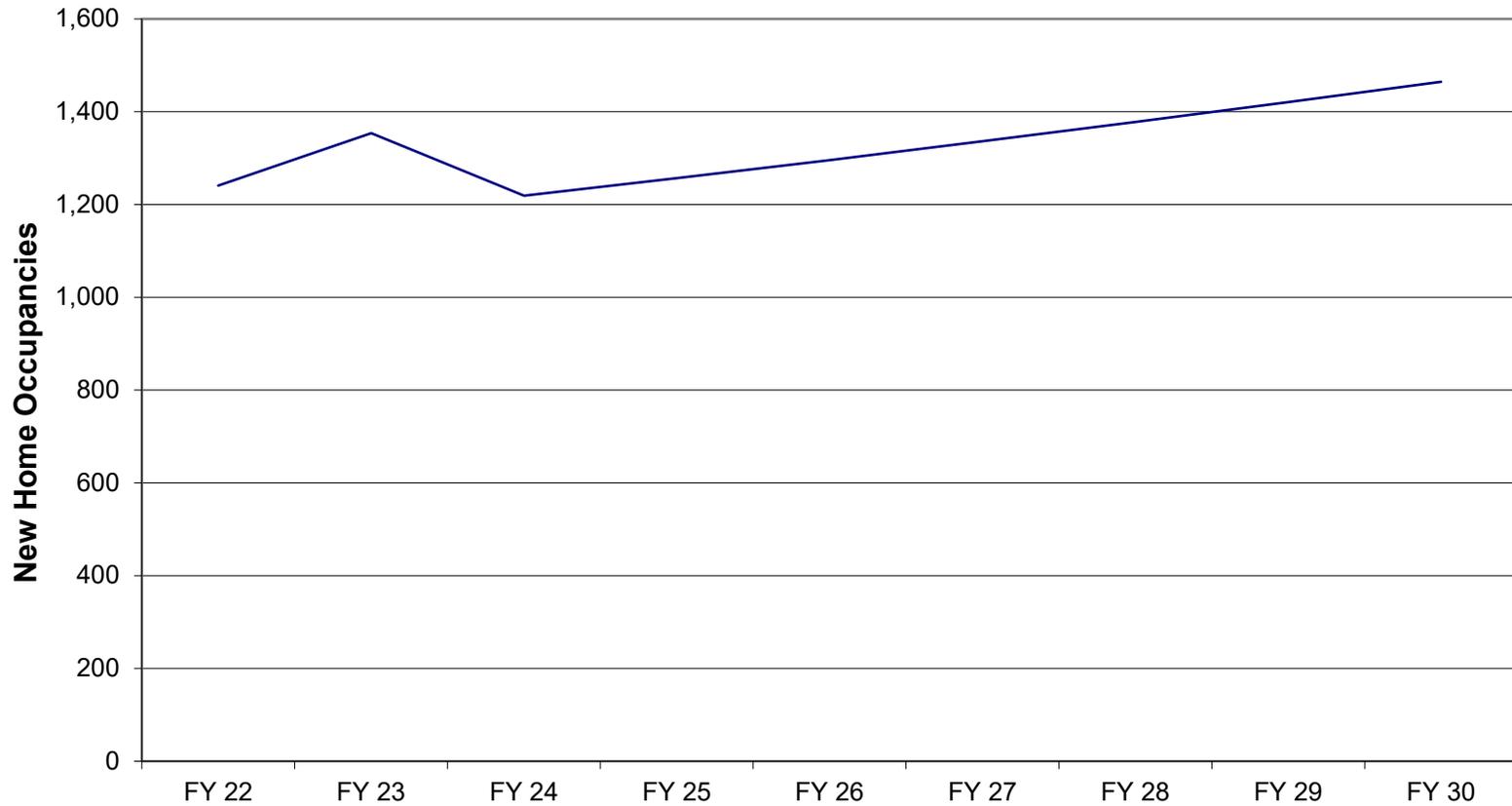
<sup>8</sup> "Small Business Startup Guide". City of Maricopa Economic Development Department. 2013. <https://www.maricopa-az.gov/home/showpublisheddocument/52/636926594452470000>

<sup>9</sup>"Recent Locations/Expansions". City of Maricopa Economic Development Department. 2022. <https://www.maricopa-az.gov/departments/office-of-economic-development-1564>

<sup>10</sup>Ibid.

<sup>11</sup>Ibid.

New Home Occupancies (1)  
Maricopa Unified District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
1,241	1,354	1,219	1,257	1,296	1,336	1,378	1,420	1,465	11,965







**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Maricopa Unified District  
CTD – 110220  
(K-5)**

**District New Construction Request**

<b>FY 22</b> <i>(7/1/21-6/30/22)</i>	<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>
					K-5 for 800 students		

**Staff Notes Regarding District’s Request:** This project was not requested last year. The District owns land for this request.

**Staff Recommendation for December 15, 2022**

<b>FY 22</b> <i>(7/1/21-6/30/22)</i>	<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>
					No approval		

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Maricopa Unified District  
CTD – 110220  
(6-8)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			6-8 for 1,000 students (037N)				

**Staff Notes Regarding District’s Request:** Project 037N was held for consideration last year for 600 students to open in FY 26. Land would need to be purchased for this school.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			6-8 for 750 students (037N) *				

Note: The actual capacity of a 750-student 6-8 school in this district would be 906 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Maricopa Unified District  
CTD – 110220  
(9-12)**

**District New Construction Request**

<b>FY 22</b> <i>(7/1/21-6/30/22)</i>	<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>
					9-12 space for 1,000 students		

**Staff Notes Regarding District’s Request:** This project was not requested last year. The District owns land for this request.

**Staff Recommendation for December 15, 2022**

<b>FY 22</b> <i>(7/1/21-6/30/22)</i>	<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>
							9-12 space for 1,000 students *

Note: The actual capacity of 9-12 space for 1,000 students in this district would be 1,330 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

**New Construction Analysis  
Maricopa Unified District  
K - 5**

<b>K-5</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	4,934	4,934	4,934	4,934	4,934	4,934	4,934	4,934	4,934	4,934
<b>Total Student Capacity</b>	<b>4,934</b>									

<b>District's ADM Projections</b>	<b>3,156</b>	<b>3,683</b>	<b>4,048</b>	<b>4,505</b>	<b>4,956</b>	<b>5,372</b>	<b>5,763</b>	<b>6,153</b>	<b>6,557</b>	<b>6,851</b>
ADM Growth Rate	4.8%	16.7%	9.9%	11.3%	10.0%	8.4%	7.3%	6.8%	6.6%	4.5%
Number of Students for which new space is required (2)		(1,251)	(886)	(429)	22	438	829	1,219	1,623	1,917

<b>SFOB Recommended ADM Projections</b>	<b>3,156</b>	<b>3,343</b>	<b>3,532</b>	<b>3,771</b>	<b>3,994</b>	<b>4,153</b>	<b>4,240</b>	<b>4,406</b>	<b>4,586</b>	<b>4,740</b>
ADM Growth Rate	4.8%	5.9%	5.7%	6.8%	5.9%	4.0%	2.1%	3.9%	4.1%	3.4%
Number of Students for which new space is required (2)		(1,592)	(1,402)	(1,163)	(941)	(781)	(694)	(528)	(348)	(195)

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is no approval.

**New Construction Analysis  
Maricopa Unified District  
6 - 8**

<b>6-8</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	2,097	2,097	2,097	2,097	2,097	2,097	2,097	2,097	2,097	2,097
<b>Total Student Capacity</b>	<b>2,097</b>									

<b>District's ADM Projections</b>	<b>1,634</b>	<b>1,940</b>	<b>2,161</b>	<b>2,444</b>	<b>2,687</b>	<b>2,919</b>	<b>3,148</b>	<b>3,312</b>	<b>3,482</b>	<b>3,638</b>
ADM Growth Rate	-5.6%	18.7%	11.4%	13.1%	9.9%	8.6%	7.8%	5.2%	5.1%	4.5%
Number of Students for which new space is required (2)		(157)	64	347	590	822	1,051	1,215	1,385	1,541

<b>SFOB Recommended ADM Projections</b>	<b>1,634</b>	<b>1,688</b>	<b>1,810</b>	<b>1,981</b>	<b>2,121</b>	<b>2,255</b>	<b>2,482</b>	<b>2,621</b>	<b>2,724</b>	<b>2,797</b>
ADM Growth Rate	-5.6%	3.3%	7.3%	9.4%	7.1%	6.3%	10.1%	5.6%	3.9%	2.7%
Number of Students for which new space is required (2)		(409)	(287)	(116)	25	158	385	524	627	700

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
037N - New School	6-8	750	96.67	72,503	906	FY 26

**New Construction Analysis  
Maricopa Unified District  
9-12**

<b>9-12</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	2,268	2,268	2,268	2,268	2,268	2,268	2,268	2,268	2,268	2,268
SFB-approved 022N (1)	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330
<b>Total Student Capacity</b>	<b>3,598</b>									

<b><i>District's ADM Projections</i></b>	<b>2,600</b>	<b>2,939</b>	<b>3,174</b>	<b>3,393</b>	<b>3,727</b>	<b>4,103</b>	<b>4,369</b>	<b>4,760</b>	<b>5,058</b>	<b>5,262</b>
ADM Growth Rate	0.9%	13.0%	8.0%	6.9%	9.8%	10.1%	6.5%	8.9%	6.3%	4.0%
Number of Students for which new space is required (2)		(659)	(424)	(205)	129	505	771	1,162	1,460	1,664

<b><i>SFOB Recommended ADM Projections</i></b>	<b>2,600</b>	<b>2,695</b>	<b>2,860</b>	<b>2,992</b>	<b>3,147</b>	<b>3,347</b>	<b>3,522</b>	<b>3,811</b>	<b>4,083</b>	<b>4,383</b>
ADM Growth Rate	0.9%	3.7%	6.1%	4.6%	5.2%	6.3%	5.2%	8.2%	7.1%	7.3%
Number of Students for which new space is required (2)		(903)	(737)	(606)	(451)	(251)	(76)	213	485	785

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
TBD / New School	9-12	1,000	125	125,000	1,330	FY 29

ADM Projections  
Maricopa Unified District

12/9/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 5	3,011	3,156	3,683	4,048	4,505	4,956	5,372	5,763	6,153	6,557	6,851	7,171
% change		4.8%	16.7%	9.9%	11.3%	10.0%	8.4%	7.3%	6.8%	6.6%	4.5%	4.7%
6 - 8	1,731	1,634	1,940	2,161	2,444	2,687	2,919	3,148	3,312	3,482	3,638	3,830
% change		-5.6%	18.7%	11.4%	13.1%	9.9%	8.6%	7.8%	5.2%	5.1%	4.5%	5.3%
9 - 12	2,578	2,600	2,939	3,174	3,393	3,727	4,103	4,369	4,760	5,058	5,262	5,522
% change		0.9%	13.0%	8.0%	6.9%	9.8%	10.1%	6.5%	8.9%	6.3%	4.0%	4.9%
Total	7,320	7,390	8,562	9,383	10,342	11,370	12,394	13,280	14,225	15,097	15,751	16,523
% change		1.0%	15.9%	9.6%	10.2%	9.9%	9.0%	7.1%	7.1%	6.1%	4.3%	4.9%

<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 5	3,011	3,156	3,343	3,532	3,771	3,994	4,153	4,240	4,406	4,586	4,740	4,918
% change		4.8%	5.9%	5.7%	6.8%	5.9%	4.0%	2.1%	3.9%	4.1%	3.4%	3.8%
6 - 8	1,731	1,634	1,688	1,810	1,981	2,121	2,255	2,482	2,621	2,724	2,797	2,898
% change		-5.6%	3.3%	7.3%	9.4%	7.1%	6.3%	10.1%	5.6%	3.9%	2.7%	3.6%
9 - 12	2,578	2,600	2,695	2,860	2,992	3,147	3,347	3,522	3,811	4,083	4,383	4,621
% change		0.9%	3.7%	6.1%	4.6%	5.2%	6.3%	5.2%	8.2%	7.1%	7.3%	5.4%
Total	7,320	7,390	7,725	8,203	8,744	9,262	9,755	10,244	10,838	11,392	11,920	12,437
% change		1.0%	4.5%	6.2%	6.6%	5.9%	5.3%	5.0%	5.8%	5.1%	4.6%	4.3%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 5	3,011	3,151	3,234	3,350	3,510	3,650	3,830	4,029	4,226	4,411	4,584	NA
% change		4.6%	2.7%	3.6%	4.8%	4.0%	4.9%	5.2%	4.9%	4.4%	3.9%	NA
6 - 8	1,731	1,758	1,889	1,970	2,082	2,149	2,202	2,278	2,337	2,450	2,572	NA
% change		1.5%	7.5%	4.3%	5.7%	3.2%	2.4%	3.5%	2.6%	4.8%	5.0%	NA
9 - 12	2,578	2,688	2,822	2,999	3,165	3,353	3,539	3,652	3,861	3,955	4,044	NA
% change		4.3%	5.0%	6.3%	5.5%	5.9%	5.5%	3.2%	5.7%	2.4%	2.2%	NA
Total	7,320	7,596	7,945	8,319	8,757	9,152	9,570	9,959	10,425	10,817	11,200	NA
% change		3.8%	4.6%	4.7%	5.3%	4.5%	4.6%	4.1%	4.7%	3.8%	3.5%	NA

ADM History  
Maricopa Unified District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 5</b>	2,773	2,880	2,917	3,067	3,011	3,156	
<b>% change</b>		3.8%	1.3%	5.1%	-1.8%	4.8%	2.6%
<b>6 - 8</b>	1,487	1,513	1,628	1,678	1,731	1,634	
<b>% change</b>		1.7%	7.6%	3.1%	3.1%	-5.6%	1.9%
<b>9 - 12</b>	1,990	2,064	2,262	2,430	2,578	2,600	
<b>% change</b>		3.7%	9.6%	7.5%	6.1%	0.9%	5.5%
<b>Total</b>	6,250	6,457	6,807	7,176	7,320	7,390	
<b>% change</b>		3.3%	5.4%	5.4%	2.0%	1.0%	3.4%

Square Footage and Capacity by School  
Maricopa Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Original Maricopa Elementary School - <b>RETIRED 4-5-07</b>	0	0	0	0	0	85	0
SFB-funded Santa Rosa Elementary	48,240	0	48,240	NA	48,240	80	603
SFB-funded Pima Butte Elementary	40,500	0	40,500	NA	40,500	80	506
SFB-funded Maricopa Elementary at Alterra	76,569	69	76,500	NA	76,500	80	956
SFB-funded Santa Cruz Elementary	76,500	0	76,500	NA	76,500	80	956
SFB-funded Butterfield Elementary	76,500	0	76,500	NA	76,500	80	956
SFB-funded Saddleback Elementary	76,500	0	76,500	NA	76,500	80	956
<b>Total P-5</b>	<b>394,809</b>	<b>69</b>	<b>394,740</b>	<b>0</b>	<b>394,740</b>		<b>4,934</b>
SFB-funded Maricopa Wells Middle School	84,044	569	83,475	NA	83,475	82.7	1,009
District-funded addition to Maricopa Wells built FY 09	8,000	8,000	0	NA	0	80	0
SFB-funded Desert Wind Middle School	98,436	11,433	87,003	NA	87,003	80	1,088
District-funded addition to Desert Wind Middle School (FY 18)	1,600	1,600	0	NA	0	80	0
<b>Total 6-8</b>	<b>192,080</b>	<b>21,602</b>	<b>170,478</b>	<b>0</b>	<b>170,478</b>		<b>2,097</b>
Maricopa High School (formerly Maricopa Middle School) (2)	36,710	720	35,990	0	35,990	129.5	278
Maricopa High School (3)	40,420	234	40,186	1,408	38,778	129.5	299
SFB-funded addition to High School (FY 03) (4)	5,000	0	5,000	NA	5,000	120	42
SFB-funded addition to High School (portion of 013N approved 2/2/06) (FY 09 )	26,800	0	26,800	NA	26,800	120	223
SFB-funded addition to High School (portion of 013N approved 6/7/07) (FY 09 )	134,000	0	134,000	NA	134,000	94	1,426
District-funded addition to High School	43,187	43,187	0	NA	0	94	0
District-funded addition to High School (FY 16)	35,120	35,120	0	NA	0	94	0
District-funded addition to High School (FY 19) bldg. 1019	7,412	7,412	0	NA	0	94	0
District-funded addition to High School (FY 19) bldg. 1020	7,084	7,084	0	NA	0	94	0
District-funded addition to High School (FY 19) bldg. 1021	426	426	0	NA	0	94	0
SFB-funded 022N	125,000	0	125,000	NA	125,000	94	1,330
District-funded addition to 022N	8,803	8,803	0	NA	0	94	0
<b>Total 9-12</b>	<b>469,962</b>	<b>102,986</b>	<b>366,976</b>	<b>1,408</b>	<b>365,568</b>		<b>3,598</b>
(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.							
(2) Reconfigured to 9-12 space 4/5/07.							
(3) A significant portion of this school was retired 4/5/07.							
(4) Funded with Deficiency Corrections.							
Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.							
Note: SFB was replaced by the SFOB effective 9/29/21.							

Local Funds Report  
Maricopa Unified District

12/9/2022

	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K-5 Square Footage										
Addition to new Maricopa Elementary	69									
Cumulative Total	69	69	69	69	69	69	69	69	69	69
ADM Projections	3,156	3,343	3,532	3,771	3,994	4,153	4,240	4,406	4,586	4,740
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	63,120	66,854	70,647	75,424	79,875	83,068	84,797	88,116	91,715	94,792
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0

	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
6-8 Square Footage										
Addition to Maricopa Wells (FY 07)	569									
Addition to Desert Wind (FY 09)	11,433									
Addition to Maricopa Wells (FY 09)	8,000									
Addition to Desert Wind (FY 19)	1,600									
Cumulative Total	21,602	21,602	21,602	21,602	21,602	21,602	21,602	21,602	21,602	21,602
ADM Projections	1,634	1,688	1,810	1,981	2,121	2,255	2,482	2,621	2,724	2,797
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	32,680	33,751	36,199	39,619	42,430	45,108	49,647	52,426	54,476	55,947
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0

(1) per A.R.S. 15-2011 E.6.

Local Funds Report  
Maricopa Unified District

12/9/2022

	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
9-12 Square Footage										
Addition to project 013N	8,862									
Performing Arts Center (FY 16)	35,120									
Building 1017 (FY 18)	2,000									
District-funded addition 022N	8,803									
Cumulative Total	54,785	54,785	54,785	54,785	54,785	54,785	54,785	54,785	54,785	54,785
ADM Projections	2,600	2,695	2,860	2,992	3,147	3,347	3,522	3,811	4,083	4,383
x Minimum adequacy factor	94	94	94	94	94	94	94	94	94	94
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	61,100	63,332	67,218	70,314	73,956	78,644	82,758	89,551	95,944	102,992
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0

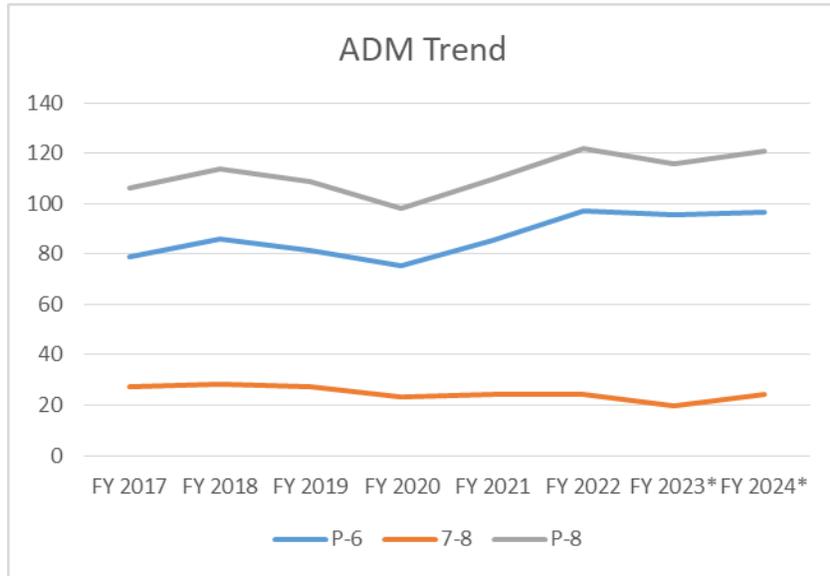
(1) per A.R.S. 41-5711 E.6.

## Morristown Elementary School District

### District Overview

Morristown Elementary School District is located in Maricopa County. The district currently has one K-8 school.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

### **Morristown Elementary School District**

The Morristown Elementary School District includes the unincorporated community and census-designated place of Morristown and the surrounding area, located close to the northern border of Maricopa County, just south of the Town of Wickenburg.

The District has one school, Morristown Elementary, with 10 teachers serving 125 students. The district experienced a population decline from 1,805 to 1,723 across 2010 to 2020.<sup>1</sup> The district rebounded slightly in 2021, back to approximately 1,802. In an effort to support growth in the area, the Maricopa County Board of Supervisors recently approved the rezoning of a 5,000-home development project on 1,000 acres.<sup>2</sup> This is an early step in a process that might lead to a significant increase in residents and children.

The economy of the Morristown community employs 83 people. The largest industries are Health Care & Social Assistance (18 people), Finance & Insurance (16 people), and Transportation & Warehousing (13 people), and the highest paying industries are Total (\$52,813) and Retail Trade (\$16,250).<sup>3</sup>

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<sup>1</sup> U.S. Bureau of the Census.

<sup>2</sup> Brooks, J. (2022, August 29). County board approves rezone of 5,000-home Morristown development. The Daily Independent at YourValley.net. <https://yourvalley.net/stories/county-board-approves-rezone-of-5000-home-morristown-development,322736>

<sup>3</sup> Morristown, AZ. (n.d.). Data USA. <https://datausa.io/profile/geo/morristown-az>





**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Morristown Elementary District  
CTD – 070375  
(K-8)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			K-8 for 1,000 students				

**Staff Notes Regarding District’s Request:** This project was not requested last year. The District anticipates a land donation for this school.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			No approval				

**New Construction Analysis  
Morristown Elementary District  
K - 8**

<b>K-8</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	264	264	264	264	264	264	264	264	264	264
<b>Total Student Capacity</b>	<b>264</b>									

<b><i>District's ADM Projections</i></b>	<b>122</b>	<b>124</b>	<b>128</b>	<b>1,300</b>	<b>2,467</b>	<b>3,634</b>	<b>3,745</b>	<b>3,855</b>	<b>3,970</b>	<b>4,090</b>
ADM Growth Rate	10.7%	1.9%	3.2%	915.6%	89.8%	47.3%	3.1%	2.9%	3.0%	3.0%
Number of Students for which new space is required (2)		(140)	(136)	1,036	2,203	3,370	3,481	3,591	3,706	3,826

<b><i>SFOB Recommended ADM Projections</i></b>	<b>122</b>	<b>116</b>	<b>121</b>	<b>132</b>	<b>136</b>	<b>134</b>	<b>144</b>	<b>148</b>	<b>153</b>	<b>153</b>
ADM Growth Rate	10.7%	-4.9%	4.7%	9.1%	3.0%	-1.3%	6.8%	3.0%	3.5%	0.1%
Number of Students for which new space is required (2)		(149)	(143)	(132)	(128)	(130)	(121)	(117)	(111)	(111)

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is no approval.

ADM Projections  
Morristown Elementary District

12/9/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	110	122	124	128	1,300	2,467	3,634	3,745	3,855	3,970	4,090	4,215
% change		10.7%	1.9%	3.2%	915.6%	89.8%	47.3%	3.1%	2.9%	3.0%	3.0%	3.1%

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<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	110	122	116	121	132	136	134	144	148	153	153	163
% change		10.7%	-4.9%	4.7%	9.1%	3.0%	-1.3%	6.8%	3.0%	3.5%	0.1%	6.2%

Assumptions: FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	NA											
% change		NA										

ADM History  
Morristown Elementary District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 8</b>	106	114	109	98	110	122	
<b>% change</b>		7.4%	-4.5%	-9.7%	11.8%	10.7%	2.7%

Square Footage and Capacity by School  
Morristown Elementary District

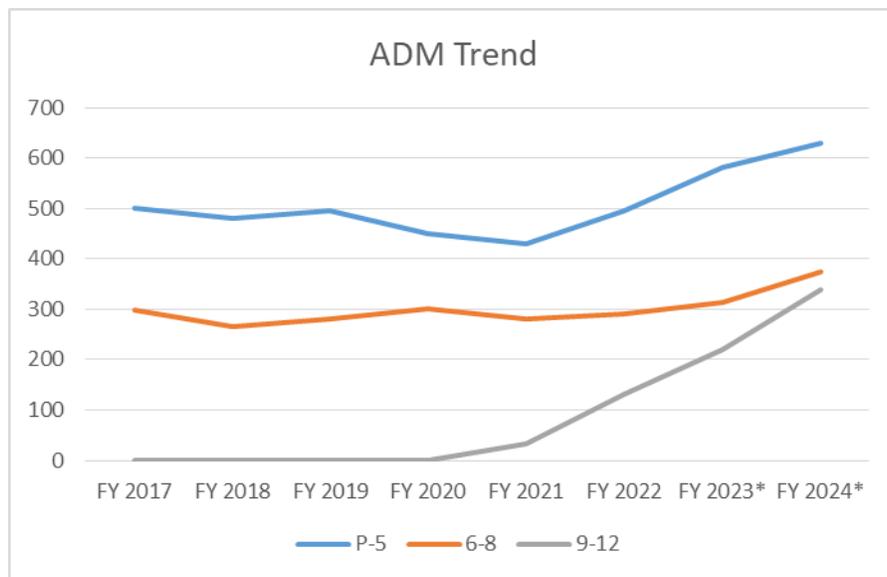
<b>School</b>	<b>Gross Area</b>	<b>Excluded Area</b>	<b>Net Area</b>	<b>IC Deduct</b>	<b>Net of IC</b>	<b>Divisor (1)</b>	<b>Capacity</b>
Morristown Elementary School (2)	33,637	7,637	26,000	2,600	23,400	88.5	264
(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.							
(2) All net area is replacement space funded by SFB through Deficiency Corrections.							
Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.							
Note: SFB was replaced by the SFOB effective 9/29/21.							

## Nadaburg Unified School District

### District Overview

Nadaburg is located along U.S. Highway 60 (Grand Avenue), approximately 40 miles northwest of downtown Phoenix, and about 25 miles southeast of Wickenburg. The district serves parts of Peoria and Surprise, and unincorporated county areas. It has historically been a K-8 district. Voters in the district voted to unify Nadaburg as a K-12 district in November 2006, and the change went into effect on July 1, 2007. The district has two K-8 schools and renovated previously-retired square footage with local funds to create high school space, which opened to 9<sup>th</sup> graders in Fall 2020. A new high school was approved by the SFOB and is in the design phase.

### District ADM History



\*FY 23 and FY 24: ADM projections. For 9-12, FY 21 ADM only includes that of the district's own high school. Prior years include tuitioned-out students.

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## Nadaburg Unified School District

Nadaburg Unified School District (NUSD) is in Northwestern Maricopa County. Located in the unincorporated community and census-designated place Wittman, NUSD also serves sections of other West Valley communities including the City of Surprise and the Morristown area. The district spans 154 square miles between Surprise and Morristown, serving a diverse range of families.

Wittman and Morristown are small, rural, census-designated places (CDPs) situated along United States Route 60. Both grew slightly between 2011 and 2021. Surprise is a larger, suburban community located on the northwest side of Glendale. Between 2011 and 2021, it experienced a 24.9% population increase, going from 119,494 to 149,191.<sup>1</sup> Most of Surprise's population is served by the larger Dysart Unified School District (DUSD), but residents living near the city's relatively rural northwestern border may fall outside DUSD.<sup>2</sup> These areas contribute to the overall population of the Nadaburg Unified School District population. As a whole, the district grew from 8,136 in 2010 to 9,990 in 2020, an overall increase of 22.8%; an annual growth rate of 2.1%.

In Wittman, the median age is 41.1, and no residents have some or more college experience.<sup>3</sup> Morristown's population is relatively older but highly educated: the median age is 58.6 and 71.9% have attended at least some college.<sup>4</sup> Parts of both CDPs fall within the City of Surprise's municipal planning area. Surprise plans eventually to annex at least some of the Morristown area.<sup>5</sup>

NUSD's growth depends in large part on whether Surprise annexes territory in Morristown and Wittman. Surprise is home to a well-educated and relatively affluent population. 68.4% of residents age 25 or older have at least some college education, and median household income

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<sup>1</sup> U.S. Bureau of the Census.

<sup>2</sup> "Dysart Unified School District #89 Elementary School (K-8) Boundaries 2022-2023 School Year". Dysart Unified School District, 2022.

[https://www.dysart.org/CMS/uploads/files/1/DUSD\\_K8\\_Boundaries\\_22\\_23.pdf](https://www.dysart.org/CMS/uploads/files/1/DUSD_K8_Boundaries_22_23.pdf)

<sup>3</sup> U.S. Census Bureau ACS 5 Year Estimate 2011; U.S. Census Bureau ACS 5 Year Estimate 2021.

<sup>4</sup> Ibid.

<sup>5</sup> Turner, Scott. (13 October 2022). *Attorneys: Morristown development more than decade away*. The Wickenburg Sun. <https://wickenburgsun.com/news/38292/attorneys-morristown-development-more-than-decade-away/>

is \$76,623.<sup>6</sup> The community's large and well-educated workforce is attractive to high-skill industry sectors. Surprise's location is among the city's greatest strategic assets. Geographic proximity to Phoenix makes commuting between the two cities feasible. Moreover, 50% of the growth occurring within Maricopa County is expected to occur in West Valley communities.<sup>7</sup> Surprise has also harnessed economic incentives to bring new firms to the community. Surprise has created a foreign trade zone (FTZ) to attract international investment near the city center.<sup>8</sup> The FTZ, which significantly diminishes property tax requirements for the firm operating within it, serves as the headquarters for IRIS USA, a Japan-based manufacturer specializing in home goods and appliances.<sup>9</sup> Surprise also promotes technological innovation by small businesses through its TechCelerator facility. The TechCelerator facility serves as a business incubator, offering mentorship, training, and affordable space for small businesses and entrepreneurs.<sup>10</sup>

The city's excellent location and economic development programs continue to bring new jobs and residents into the community. The upward trend has led Surprise to prepare for ongoing population growth. Neighboring communities limit Surprise's geographic growth, as well as long-term residential development plans, to the unincorporated land northwest of the city center. Developers have already proposed the construction of a 1,000-acre community that could contain up to 5,000 homes.<sup>11</sup> The city plans to expand residential development into the new territories included in its municipal planning area.<sup>12</sup> Development of new residential communities in the Morristown area depends in large part upon whether and when Surprise annexes the territory, bringing with it critical infrastructure needed to establish utilities. However, state law prevents cities from creating new county islands.<sup>13</sup> The land between Surprise and Morristown includes Wittman, whose residents oppose annexation by Surprise.<sup>14</sup>

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<sup>6</sup> "Quick Facts". Surprise city, Arizona. 2021.

<https://www.census.gov/quickfacts/fact/table/surprisecityarizona,US/PST045221>

<sup>7</sup> "Economic Development Overview". Avondale Economic Development. 2018.

<https://www.avondaleaz.gov/home/showdocument?id=12058>

<sup>8</sup> "Community Profile for Surprise". Arizona Commerce Authority. 2018.

<https://www.azcommerce.com/a/profiles/ViewProfile/124/Surprise/>

<sup>9</sup> "GMFTZ Brochure 2017". Greater Maricopa Foreign Trade Zone, Inc. 2017.

[http://gmftz.org/\\_pdf/GMFTZBrochure2017Rev4.pdf](http://gmftz.org/_pdf/GMFTZBrochure2017Rev4.pdf)

<sup>10</sup> "About AZ TechCelerator". Surprise Economic Development. N.d.

<https://www.aztechcelerator.com/about>

<sup>11</sup> Turner, Scott. (13 October 2022). *Attorneys: Morristown development more than decade away*. The Wickenburg Sun. <https://wickenburgsun.com/news/38292/attorneys-morristown-development-more-than-decade-away/>

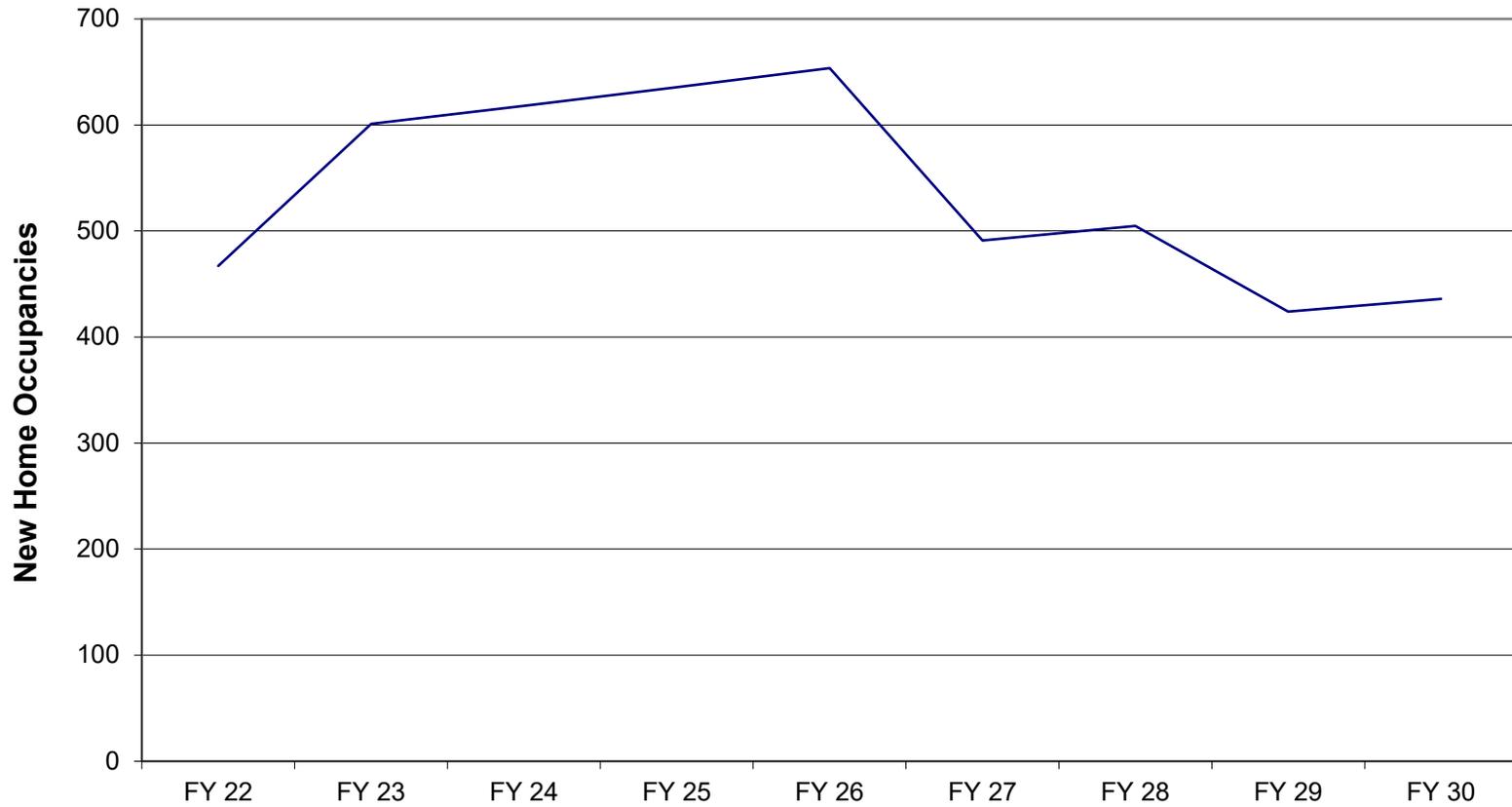
<sup>12</sup> Ibid.

<sup>13</sup> Ibid.

<sup>14</sup> Ibid.

In keeping with current trends, NUSD, which serves all three communities, is expected to experience low to modest growth in the short-term. Long-term growth may accelerate greatly depending on whether Surprise annexes territories currently within Morristown and Wittman, and whether the 1,000-acre development actually materializes.

New Home Occupancies (1)  
Nadaburg Unified District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
467	601	618	636	654	491	505	424	436	4,831





**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Nadaburg Unified District  
CTD - 070381  
(K-8)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			K-8 for 800 students				

**Staff Notes Regarding District's Request:** This project was not held for consideration last year. The District anticipates a land donation for this school.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
							K-8 for 800 students *

Note: The actual capacity of an 800-student K-8 school in this district would be 914 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Nadaburg Unified District  
CTD - 070381  
(9-12)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
					9-12 for 500 students		

**Staff Notes Regarding District's Request:** This project was not held for consideration last year. The District anticipates a land donation for this school.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
				9-12 for 500 students *			

Note: The actual capacity of a 9-12 school for 500 students in this district would be 598 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

**New Construction Analysis  
Nadaburg Unified District  
K - 8**

<b>K-8</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	1,391	1,391	1,391	1,391	1,391	1,391	1,391	1,391	1,391	1,391
<b>Total Student Capacity</b>	<b>1,391</b>									

<b>District's ADM Projections</b>	<b>786</b>	<b>980</b>	<b>1,300</b>	<b>1,700</b>	<b>2,200</b>	<b>2,700</b>	<b>3,215</b>	<b>3,645</b>	<b>3,755</b>	<b>3,870</b>
ADM Growth Rate	10.5%	24.7%	32.7%	30.8%	29.4%	22.7%	19.1%	13.4%	3.0%	3.1%
Number of Students for which new space is required (2)		(411)	(91)	309	809	1,309	1,824	2,254	2,364	2,479

<b>SFOB Recommended ADM Projections</b>	<b>786</b>	<b>896</b>	<b>1,004</b>	<b>1,112</b>	<b>1,215</b>	<b>1,269</b>	<b>1,336</b>	<b>1,390</b>	<b>1,462</b>	<b>1,514</b>
ADM Growth Rate	10.5%	14.1%	12.0%	10.7%	9.3%	4.5%	5.2%	4.1%	5.2%	3.5%
Number of Students for which new space is required (2)		(494)	(386)	(279)	(176)	(121)	(55)	(1)	71	123

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
TBD / New School	K-8	800	92.4	73,920	914	FY 30

**New Construction Analysis  
Nadaburg Unified District  
9-12**

<b>9-12</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
SFB-approved 007N (1)	558	558	558	558	558	558	558	558	558	558
District-funded Capacity (2)	30	7	-	-	-	-	-	-	-	-
<b>Total Student Capacity</b>	<b>588</b>	<b>566</b>	<b>558</b>							

<b><i>District's ADM Projections</i></b>	<b>131</b>	<b>260</b>	<b>510</b>	<b>710</b>	<b>960</b>	<b>1,210</b>	<b>1,470</b>	<b>1,690</b>	<b>1,740</b>	<b>1,800</b>
ADM Growth Rate	297.0%	98.5%	96.2%	39.2%	35.2%	26.0%	21.5%	15.0%	3.0%	3.4%
Number of Students for which new space is required (3)		(306)	(48)	152	402	652	912	1,132	1,182	1,242

<b><i>SFOB Recommended ADM Projections</i></b>	<b>131</b>	<b>221</b>	<b>338</b>	<b>427</b>	<b>526</b>	<b>685</b>	<b>837</b>	<b>967</b>	<b>1,051</b>	<b>1,089</b>
ADM Growth Rate	297.0%	68.3%	53.2%	26.3%	23.2%	30.2%	22.2%	15.5%	8.7%	3.6%
Number of Students for which new space is required (3)		(345)	(220)	(132)	(33)	126	278	408	492	530

- (1) See Square Footage and Capacity by School page.
- (2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.
- (3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Approval FY
TBD / New School	9-12	500	134	67,000	598	FY 27

ADM Projections  
Nadaburg Unified District

12/9/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	711	786	980	1,300	1,700	2,200	2,700	3,215	3,645	3,755	3,870	4,000
% change		10.5%	24.7%	32.7%	30.8%	29.4%	22.7%	19.1%	13.4%	3.0%	3.1%	3.4%
9 - 12	33	131	260	510	710	960	1,210	1,470	1,690	1,740	1,800	1,855
% change		297.0%	98.5%	96.2%	39.2%	35.2%	26.0%	21.5%	15.0%	3.0%	3.4%	3.1%
Total	744	917	1,240	1,810	2,410	3,160	3,910	4,685	5,335	5,495	5,670	5,855
% change		23.3%	35.2%	46.0%	33.1%	31.1%	23.7%	19.8%	13.9%	3.0%	3.2%	3.3%

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<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	711	786	896	1,004	1,112	1,215	1,269	1,336	1,390	1,462	1,514	1,577
% change		10.5%	14.1%	12.0%	10.7%	9.3%	4.5%	5.2%	4.1%	5.2%	3.5%	4.2%
9 - 12	33	131	221	338	427	526	685	837	967	1,051	1,089	1,117
% change		297.0%	68.3%	53.2%	26.3%	23.2%	30.2%	22.2%	15.5%	8.7%	3.6%	2.6%
Total	744	917	1,117	1,342	1,539	1,741	1,954	2,172	2,357	2,513	2,602	2,694
% change		23.3%	21.8%	20.1%	14.7%	13.1%	12.3%	11.2%	8.5%	6.6%	3.6%	3.5%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	711	737	753	780	839	886	914	933	970	1,008	1,051	NA
% change		3.6%	2.2%	3.6%	7.5%	5.6%	3.1%	2.1%	4.1%	3.9%	4.3%	NA
9 - 12	33	65	150	259	338	430	488	534	592	643	655	NA
% change		97.8%	129.3%	73.4%	30.5%	27.1%	13.4%	9.4%	10.9%	8.6%	1.9%	NA
Total	744	802	903	1,040	1,177	1,316	1,402	1,467	1,563	1,652	1,707	NA
% change		7.8%	12.6%	15.2%	13.2%	11.8%	6.5%	4.6%	6.6%	5.7%	3.4%	NA

ADM History  
Nadaburg Unified District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 8</b>	803	748	776	750	711	786	
<b>% change</b>		-6.8%	3.8%	-3.3%	-5.2%	10.5%	-0.4%
<b>9 - 12</b>	314	315	330	364	33	131	
<b>% change</b>		0.2%	4.8%	10.5%	-90.9%	297.0%	-16.0%
<b>Total</b>	1,117	1,062	1,106	1,115	744	917	
<b>% change</b>		-4.9%	4.1%	0.8%	-33.2%	23.3%	-3.9%

Square Footage and Capacity by School  
Nadaburg Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Nadaburg Elementary School (2)	92,749	40,240	52,509	5,252	47,257	88.5	534
SFB-funded Desert Oasis	69,307	7	69,300	NA	69,300	80.9	857
<b>Total K-8 Square Footage</b>	<b>162,056</b>	<b>40,247</b>	<b>121,809</b>	<b>5,252</b>	<b>116,557</b>		<b>1,391</b>
Mountainside HS (Nadaburg ES bldgs. 1006-1007) (3)	7,812	4,093	3,719	NA	3,719	125	30
Relocated portable from Glendale ESD	1,811	1,811	0	NA	0	125	-
SFOB-funded - New 9-12 (007N)	67,000	0	67,000	NA	67,000	120	558
<b>Total 9-12 Square Footage</b>	<b>76,623</b>	<b>5,904</b>	<b>70,719</b>		<b>70,719</b>		<b>588</b>
(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.							
(2) Includes replacement space funded by SFB.							
(3) See Local Funds page for excluded area which varies by year based on ADM.							
Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.							
Note: SFB was replaced by the SFOB effective 9/29/21.							

Local Funds Report  
Nadaburg Unified District

12/9/2022

	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K-8 Square Footage										
Additional SF at Desert Oasis (FY 09)	7									
Cumulative Total	7	7	7	7	7	7	7	7	7	7
ADM Projections	786	896	1,004	1,112	1,215	1,269	1,336	1,390	1,462	1,514
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	15,728	17,929	20,082	22,237	24,295	25,386	26,713	27,798	29,240	30,275
Square Footage to be built in excess of 25% threshold	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0

	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
9-12 Square Footage										
Retired space brought up to minimum guidelines by District (1006 & 1007)	7,812									
Cumulative Total	7,812	7,812	7,812	7,812	7,812	7,812	7,812	7,812	7,812	7,812
ADM Projections	131	221	338	427	526	685	837	967	1,051	1,089
x Minimum adequacy factor	125	125	125	125	125	125	125	125	125	125
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	4,093	6,891	10,558	13,336	16,430	21,391	26,149	30,207	32,836	34,022
Square Footage to be built in excess of 25% threshold	3,719	921	0	0	0	0	0	0	0	0
Capacity of excess square footage	30	7	0	0	0	0	0	0	0	0

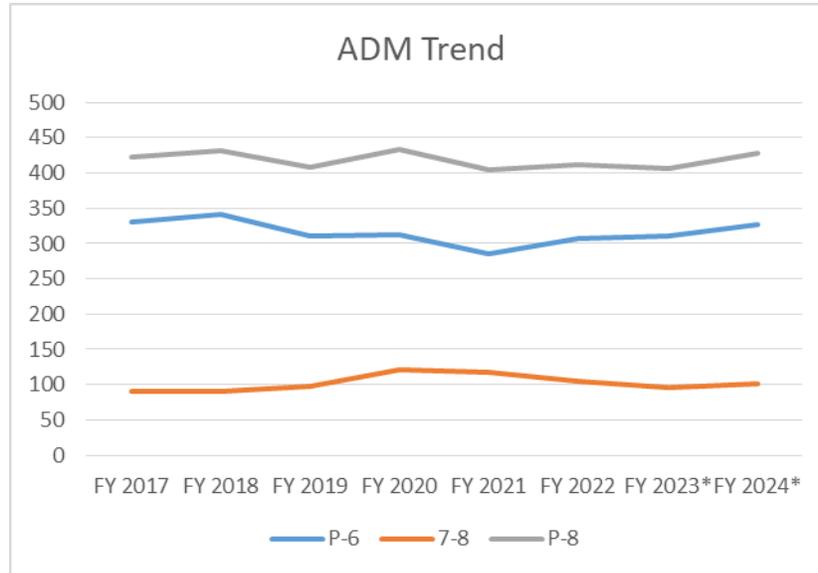
(1) per A.R.S. 41-5711 E.6.

## Palo Verde Elementary School District

### District Overview

Palo Verde Elementary School District is located about 40 miles west of downtown Phoenix, mostly south of Interstate 10. The district covers mostly unincorporated areas within the boundaries of the Town of Buckeye. The district currently has one K-8 school.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## **Palo Verde Elementary School District**

Palo Verde Elementary School District (ESD) is in the West Valley about 40 miles west of Phoenix and 6 miles southwest of Buckeye. The district grew from 2,739 in 2010 to 3,064 in 2020.<sup>1</sup> This represents an 11.9 percent increase in population over the 10-year period. In Maricopa County, 40% of the residents live in the West Valley, and it is expected to be home to 2.1 million people by 2030.<sup>2</sup> Lower than average median home prices, higher than average median incomes, and plentiful job opportunities make the West Valley very attractive to current and prospective residents.<sup>3</sup>

The West Valley leads in land sales in the Phoenix Metro area with several new developments slated for single family homes, apartments, and industry and retail.<sup>4</sup> Key industries in the West Valley include healthcare, manufacturing and technology, and distribution and logistics.<sup>5</sup> These industries have seen consistent growth despite the COVID-19 pandemic. The Phoenix Children's Hospital is being built in Glendale to support growth in healthcare.<sup>6</sup> Taiwan Semiconductor Manufacturing Company has established operations in the West Valley to support microchip manufacturing.<sup>7</sup> Converge Logistics recently broke ground on 512,710 square feet of land for a new distribution center.<sup>8</sup>

While Palo Verde ESD is a small community now, it has experienced steady growth. Its attractive location in the West Valley with numerous development activities underway coupled with a relatively low cost of living and higher than average wages makes Palo Verde ESD primed for sustained growth in the years ahead.

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<sup>1</sup> U.S. Census Bureau.

<sup>2</sup> Tutora, Elinor, *Here's how the West Valley is capitalizing on development boom*, AZ Big Media, 20 June, <https://azbigmedia.com/real-estate/commercial-real-estate/heres-how-the-west-valley-is-capitalizing-on-a-boom-in-development/> (accessed 12/10/2022).

<sup>3</sup> Ibid.

<sup>4</sup> AZRE, *5 new developments coming to the West Valley*, AZ Big Media, 14 July 2020, <https://azbigmedia.com/real-estate/5-new-developments-coming-to-the-west-valley/> (accessed 12/10/2022).

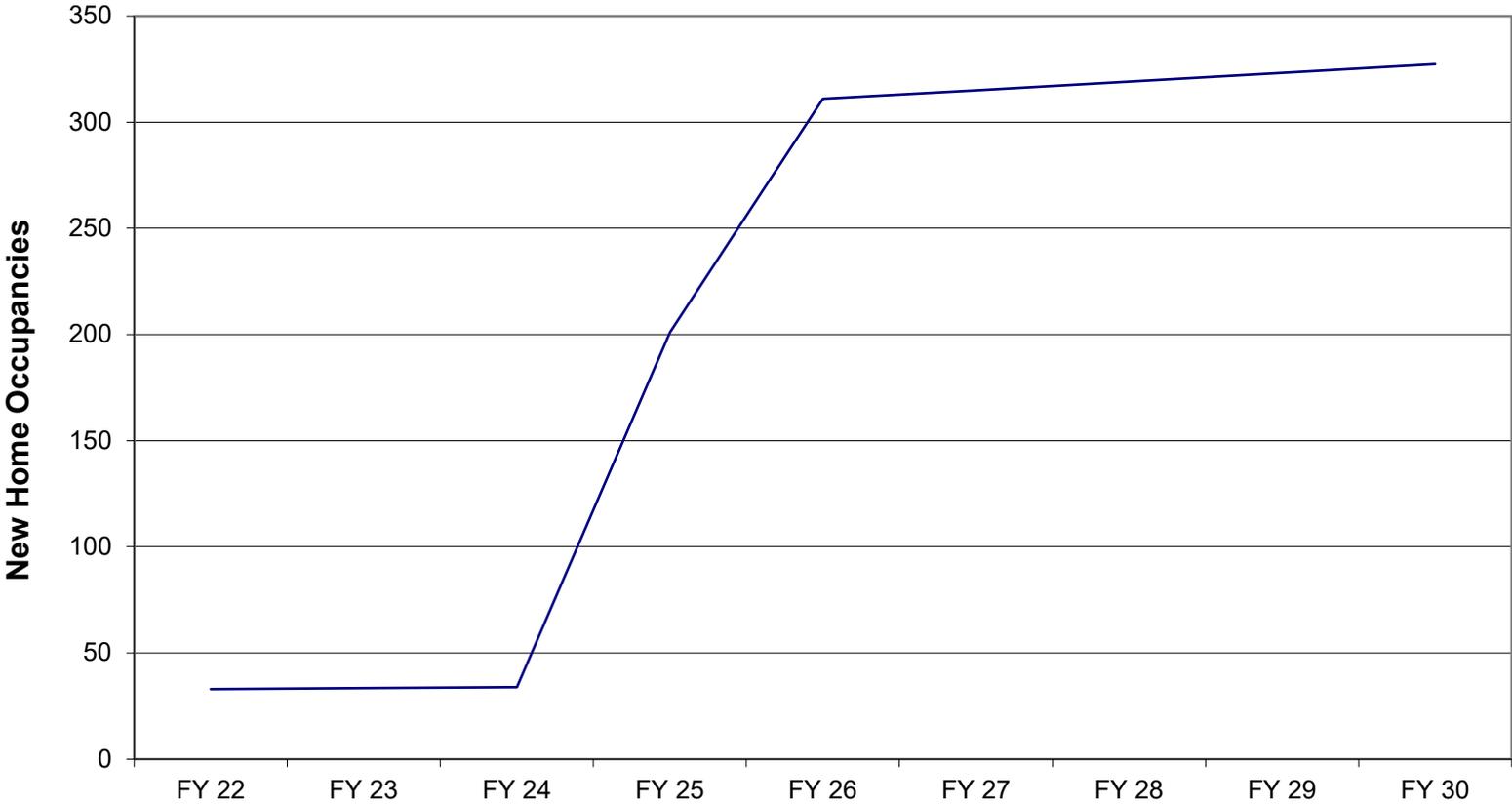
<sup>5</sup> See footnote 2.

<sup>6</sup> See footnote 2.

<sup>7</sup> See footnote 2.

<sup>8</sup> See footnote 2.

New Home Occupancies (1)  
Palo Verde Elementary District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
33	33	34	201	311	315	319	323	327	1,897



**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Palo Verde Elementary District  
CTD – 070449  
(K-8)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
				K-8 for 700 students			

**Staff Notes Regarding District’s Request:** This project was not requested last year. Land would need to be purchased for this school.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
				K-8 for 700 students *			

Note: The actual capacity of a 700-student K-8 school in this district would be 800 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

**New Construction Analysis  
Palo Verde Elementary District  
K - 8**

<b>K-8</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	655	655	655	655	655	655	655	655	655	655
<b>Total Student Capacity</b>	<b>655</b>									

<b>District's ADM Projections</b>	<b>411</b>	<b>423</b>	<b>445</b>	<b>528</b>	<b>698</b>	<b>931</b>	<b>1,325</b>	<b>1,736</b>	<b>2,109</b>	<b>2,511</b>
ADM Growth Rate	1.4%	3.0%	5.2%	18.7%	32.2%	33.4%	42.3%	31.0%	21.5%	19.1%
Number of Students for which new space is required (2)		(232)	(210)	(127)	43	276	670	1,081	1,454	1,856

<b>SFOB Recommended ADM Projections</b>	<b>411</b>	<b>406</b>	<b>429</b>	<b>504</b>	<b>615</b>	<b>721</b>	<b>843</b>	<b>958</b>	<b>1,082</b>	<b>1,203</b>
ADM Growth Rate	1.4%	-1.3%	5.7%	17.5%	22.0%	17.3%	17.0%	13.5%	13.0%	11.1%
Number of Students for which new space is required (2)		(249)	(226)	(151)	(40)	66	188	302	427	548

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
TBD / New School	K-8	700	92.4	64,680	800	FY 27

ADM Projections  
Palo Verde Elementary District

12/9/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	405	411	423	445	528	698	931	1,325	1,736	2,109	2,511	2,666
% change		1.4%	3.0%	5.2%	18.7%	32.2%	33.4%	42.3%	31.0%	21.5%	19.1%	6.2%

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<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	405	411	406	429	504	615	721	843	958	1,082	1,203	1,308
% change		1.4%	-1.3%	5.7%	17.5%	22.0%	17.3%	17.0%	13.5%	13.0%	11.1%	8.8%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	NA											
% change		NA										

ADM History  
Palo Verde Elementary District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 8</b>	424	433	409	432	405	411	
<b>% change</b>		2.1%	-5.5%	5.5%	-6.2%	1.4%	-0.6%

Square Footage and Capacity by School  
Palo Verde Elementary District

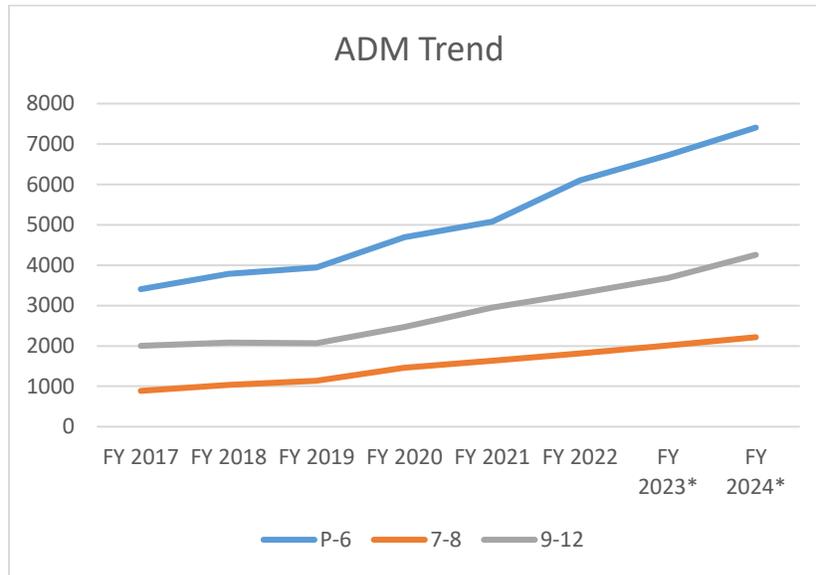
School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Palo Verde Elementary School (2)	35,835	7,785	28,050	0	28,050	88.5	317
SFB-funded additional space at Palo Verde Elementary (201N)	4,140	0	4,140	NA	4,140	80.9	51
SFB-funded additional space at Palo Verde Elementary (001N)	23,215	0	23,215	NA	23,215	80.9	287
Bus Barn (Replacement FY12)	3,600	3,600	0	NA	0	80.9	-
<b>Total K-8</b>	<b>66,790</b>	<b>11,385</b>	<b>55,405</b>	<b>0</b>	<b>55,405</b>		<b>655</b>
(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.							
(2) Does not include additional SF funded by the SFB.							
Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.							
Note: SFB was replaced by the SFOB effective 9/29/21.							

## Queen Creek Unified School District

### District Overview

Queen Creek Unified School District is located at the southeast corner of Maricopa County, covering most of the Town of Queen Creek, the southeast corner of Mesa, and some unincorporated areas. Currently, the district has nine K-6 elementary schools, three 7-8 middle schools, and three 9-12 high schools.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design for more information.

## Queen Creek Unified School District

Queen Creek Unified School District (USD) serves the Town of Queen Creek and the surrounding area including small areas of Pinal County. Both the district and town have experienced substantial growth. The district grew from 26,329 in 2010 to 65,877 in 2020, a 150.2 percent increase over the 10-year period.<sup>1</sup> The town itself grew from 26,361 in 2010 to 59,519 in 2020, a 125.8 percent increase over the 10-year period.<sup>2</sup> As of July 2022, there are 71,000 residents in Queen Creek, an increase of 19.3 percent from 2020.<sup>3</sup> Of the district's 14 total schools, 3 are in the City of Mesa and the remaining 11 are in the Town of Queen Creek.<sup>4</sup>

There are multiple factors contributing to Queen Creek and the districts growth. Queen Creek provides excellent quality of life amenities such as the Queen Creek Library, Queen Creek Performing Arts Center, the Barney Family Sports Complex, and two splash pads (water parks).<sup>5</sup> These amenities have helped Queen Creek become best place for millennials in Arizona; best western U.S. city to raise a family; and a top 10 U.S. suburb to move to.<sup>6</sup> Queen Creek is young, a median age of 34; well educated, 80 percent of persons over age 25 having some college or an advanced degree; and family-oriented with an average household size of 3.49.<sup>7</sup>

Another factor contributing to Queen Creek's growth are the industries its residents occupy. Intel and Boeing are the top two employers for Queen Creek residents with manufacturing being the third largest industry for Queen Creek workers.<sup>8</sup> Other prominent industries are healthcare and higher education.<sup>9</sup> These industries provide high paying, predominantly white collar, jobs and Queen Creek's median income of \$105,729 substantiates this.<sup>10</sup> Moreover, the nearby presence of ASU's Polytechnic campus and community colleges help foster Queen Creek's educated workforce.<sup>11</sup>

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<sup>1</sup> U.S. Census Bureau.

<sup>2</sup> Ibid.

<sup>3</sup> Town of Queen Creek, *Demographics Data Center*, by Town of Queen Creek, <https://www.queencreekaz.gov/departments/economic-development/demographics> (accessed 12/11/2022).

<sup>4</sup> U.S. Department of Education, National Center for Education Statistics.

<sup>5</sup> Arizona Commerce Authority, *Community Profile for Queen Creek*, by Arizona Commerce Authority, 2018, <https://www.azcommerce.com/a/profiles/ViewProfile/103/Queen+Creek/> (accessed 12/11/2022).

<sup>6</sup> Invest the QC, <https://investtheqc.com/wp-content/uploads/2022/09/Slide-deck-for-website-9-14-22.pdf> (accessed 12/11/2022).

<sup>7</sup> See footnote 3.

<sup>8</sup> See footnote 6.

<sup>9</sup> See footnote 5.

<sup>10</sup> See footnote 3 and 6.

<sup>11</sup> See footnote 5.

Lastly, Queen Creek's housing market remains relatively competitive. However, new single-family permits were down 20.5 percent in fiscal year 2022 at 1,767.<sup>12</sup> Queen Creek's median home sales price continues to increase but shows some signs of slowing. Median home price in October 2022 sat around \$625,000, a 5.4 percent increase from the same time last year and about a 50.3 percent increase from October 2020.<sup>13</sup> Additionally, the number of homes sold has declined 41.4 percent from last year.<sup>14</sup> While the number of homes sold each month is more volatile, since 2018 Queen Creek had consistent peaks in home sales in May and June which were not present this year.<sup>15</sup> Taken together these factors, notably home prices, may begin to dampen Queen Creek's rapid growth particularly when median home prices in the nearby cities of Mesa, Chandler, and Gilbert are considerably less than Queen Creek.<sup>16</sup> Indeed, 5-year population projections suggest a slower rate of growth.<sup>17</sup>

Community amenities, well paying jobs, and educational opportunities provide Queen Creek a high quality of life for its residents and prospective residents which have contributed to its explosive growth. However, recent trends in Queen Creek's housing market may curtail its growth if those trends hold over a longer period of time. All in all, Queen Creek should expect to see continued growth.

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<sup>12</sup> See footnote 6.

<sup>13</sup> Redfin, *Queen Creek Housing Market*, <https://www.redfin.com/city/30786/AZ/Queen-Creek/housing-market> (accessed 12/12/2022).

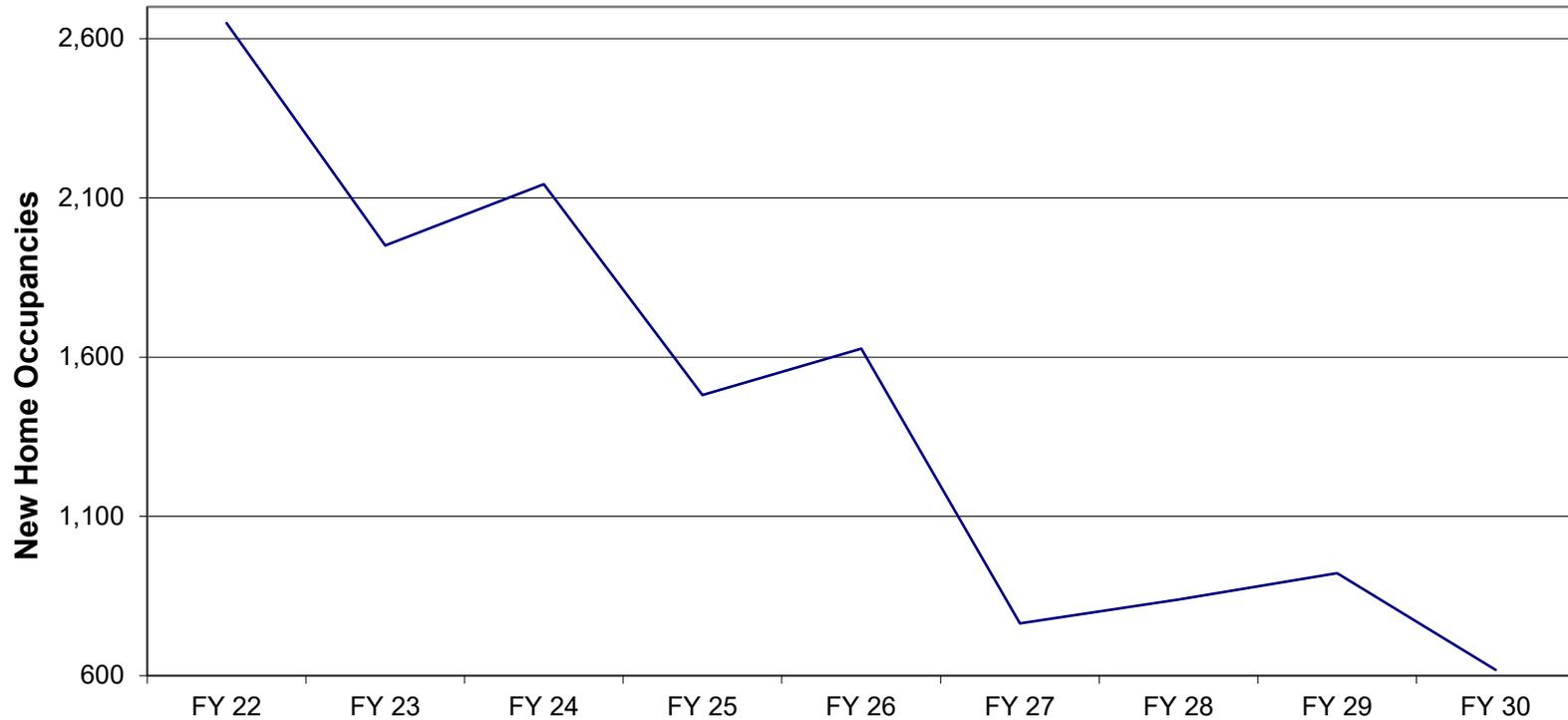
<sup>14</sup> Ibid.

<sup>15</sup> Ibid.

<sup>16</sup> See footnote 13; Redfin, *Mesa Housing Market*, <https://www.redfin.com/city/11736/AZ/Mesa/housing-market> (accessed 12/12/2022); Redfin, *Chandler Housing Market*, <https://www.redfin.com/city/3104/AZ/Chandler/housing-market> (accessed 12/12/2022); Redfin, *Gilbert Housing Market*, <https://www.redfin.com/city/7398/SC/Gilbert/housing-market> (accessed 12/12/2022).

<sup>17</sup> See footnote 6.

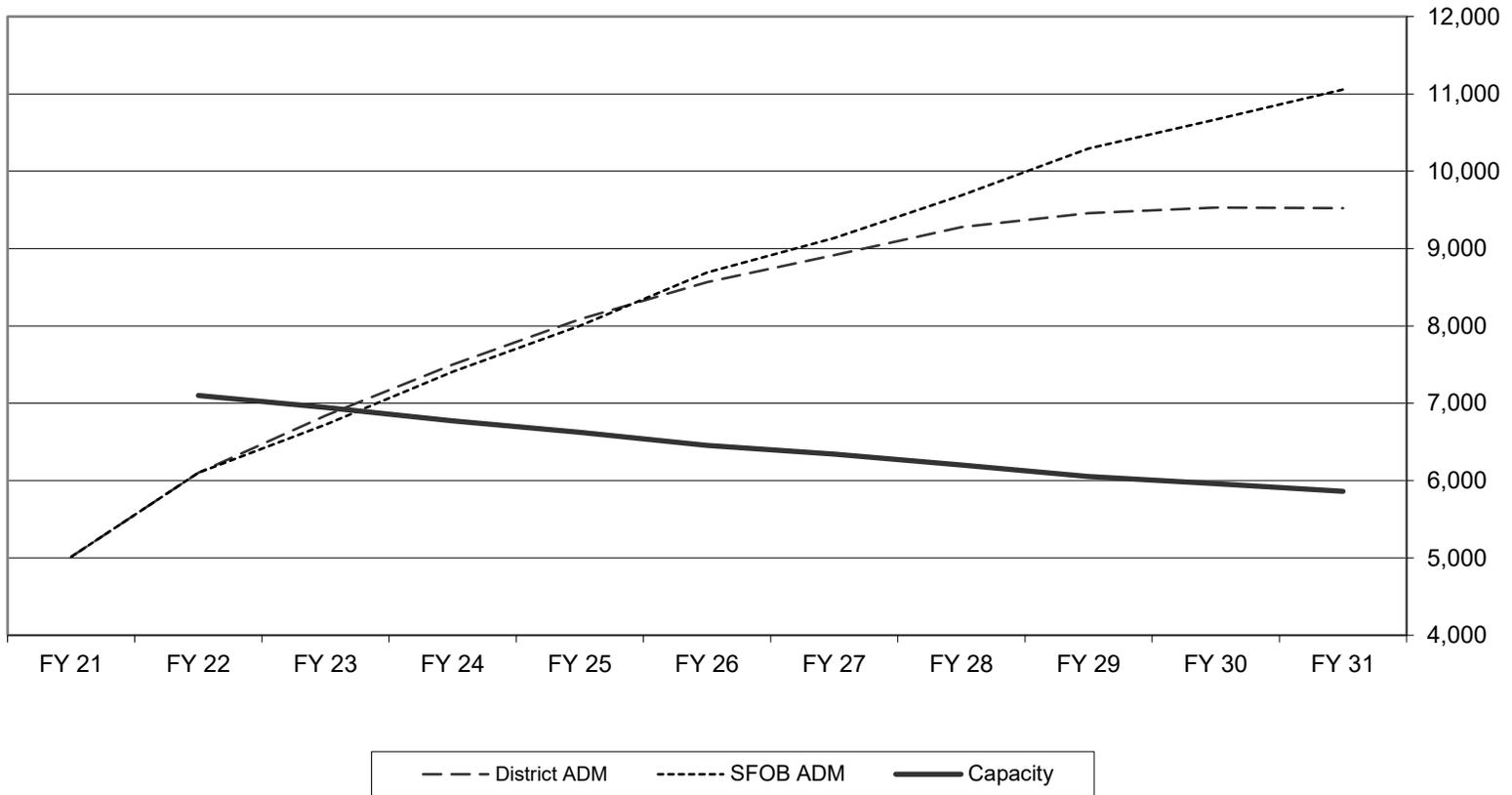
New Home Occupancies (1)  
Queen Creek Unified District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

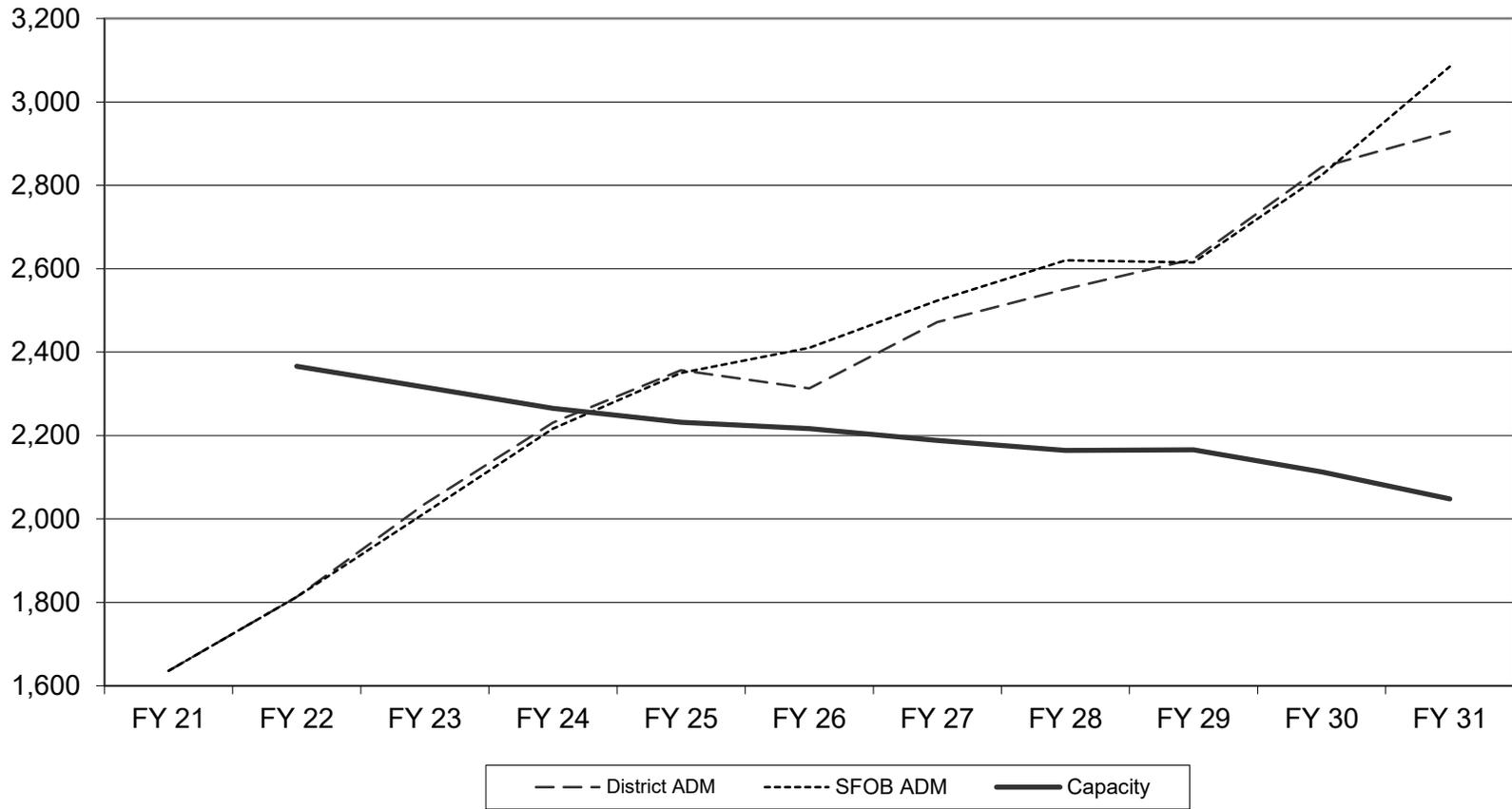
FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
2,649	1,951	2,143	1,481	1,627	764	839	922	618	12,993

K-6 Graph  
Queen Creek Unified District



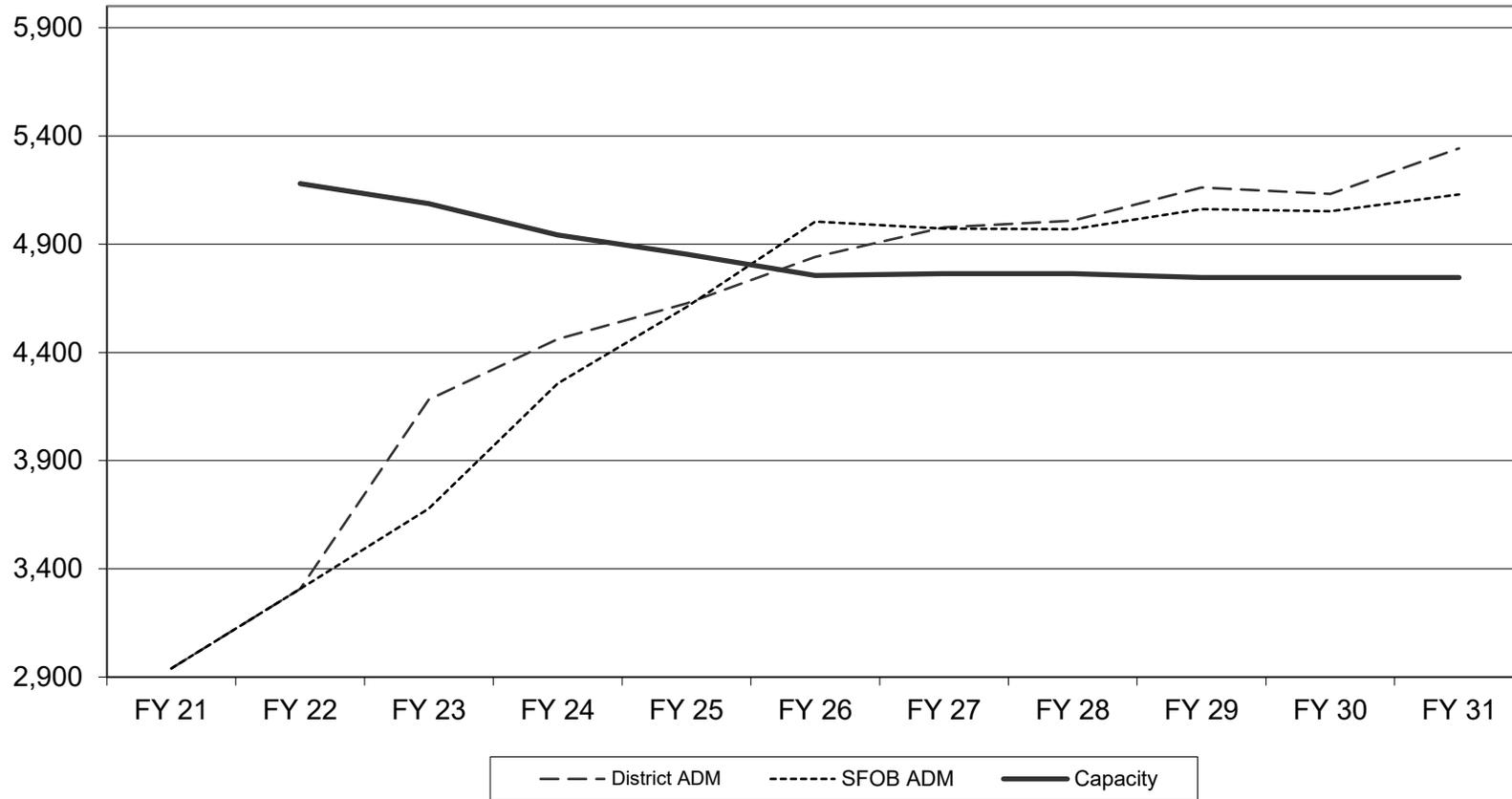
K-6	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
District ADM	5,014	6,101	6,842	7,501	8,087	8,567	8,915	9,276	9,457	9,530	9,521
SFOB ADM	5,014	6,101	6,724	7,406	8,003	8,690	9,137	9,689	10,296	10,669	11,056
Capacity		7,100	6,944	6,773	6,624	6,452	6,341	6,203	6,051	5,957	5,861

7-8 Graph  
Queen Creek Unified District



7-8	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
District ADM	1,636	1,813	2,036	2,231	2,357	2,313	2,472	2,551	2,623	2,844	2,929
SFOB ADM	1,636	1,813	2,014	2,217	2,350	2,411	2,523	2,620	2,615	2,825	3,085
Capacity		2,366	2,316	2,265	2,232	2,217	2,189	2,164	2,165	2,113	2,048

9-12 Graph  
Queen Creek Unified District



9-12	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
District ADM	2,940	3,307	4,182	4,462	4,626	4,841	4,978	5,008	5,162	5,132	5,343
SFOB ADM	2,940	3,307	3,679	4,256	4,609	5,005	4,973	4,969	5,063	5,053	5,130
Capacity		5,180	5,087	4,943	4,854	4,755	4,763	4,764	4,746	4,746	4,746

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Queen Creek Unified District  
CTD – 070295  
K-6**

**District New Construction Request**

<b>FY 23</b> (7/1/22-6/30/23)	<b>FY 24</b> (7/1/23-6/30/24)	<b>FY 25</b> (7/1/24-6/30/25)	<b>FY 26</b> (7/1/25-6/30/26)	<b>FY 27</b> (7/1/26-6/30/27)	<b>FY 28</b> (7/1/27-6/30/28)	<b>FY 29</b> (7/1/28-6/30/29)	<b>FY 30</b> (7/1/29-6/30/30)
	K-6 space for 365 students (016N)			K-6 for 1,000 students (019N)  K-6 for 750 students	K-6 for 750 students		

**Staff Notes Regarding District’s Request:** Last year the District was held for consideration two schools for 750 students each to open one each in FY 27 and FY 28. The two additional requests were not requested last year. The District currently has two vacant school sites in its inventory. However, those sites are not in the area of the growth. Land will need to be purchased for the next two schools.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> (7/1/22-6/30/23)	<b>FY 24</b> (7/1/23-6/30/24)	<b>FY 25</b> (7/1/24-6/30/25)	<b>FY 26</b> (7/1/25-6/30/26)	<b>FY 27</b> (7/1/26-6/30/27)	<b>FY 28</b> (7/1/27-6/30/28)	<b>FY 29</b> (7/1/28-6/30/29)	<b>FY 30</b> (7/1/29-6/30/30)
	K-6 space for 365 students (016N)  K-6 for 1,000 students (019N)		K-6 for 750 students *	K-6 for 750 students *			

**Note:** The actual capacity of additional K-6 space for 365 students is 411 students. The actual capacity of a 1,000-student K-6 school is 1,125 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Queen Creek Unified District  
CTD – 070295  
7-8**

**District New Construction Request**

<b>FY 23</b> (7/1/22-6/30/23)	<b>FY 24</b> (7/1/23-6/30/24)	<b>FY 25</b> (7/1/24-6/30/25)	<b>FY 26</b> (7/1/25-6/30/26)	<b>FY 27</b> (7/1/26-6/30/27)	<b>FY 28</b> (7/1/27-6/30/28)	<b>FY 29</b> (7/1/28-6/30/29)	<b>FY 30</b> (7/1/29-6/30/30)
		7-8 space for 650 students					

**Staff Notes Regarding District’s Request:** This project was not requested last year. This request is for additional space at Crismon High School.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> (7/1/22-6/30/23)	<b>FY 24</b> (7/1/23-6/30/24)	<b>FY 25</b> (7/1/24-6/30/25)	<b>FY 26</b> (7/1/25-6/30/26)	<b>FY 27</b> (7/1/26-6/30/27)	<b>FY 28</b> (7/1/27-6/30/28)	<b>FY 29</b> (7/1/28-6/30/29)	<b>FY 30</b> (7/1/29-6/30/30)
		7-8 space for 650 students					

**Note:** The actual capacity of additional space for 650 students in grades 7-8 is 813 students.

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Queen Creek Unified District  
CTD – 070295  
(9-12)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
		9-12 space for 1,200 students		9-12 for 1,200 students			

**Staff Notes Regarding District’s Request:** These projects were not held for consideration last year. The District owns land for the first project. The second project would require land purchase.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			9-12 space for 500 students *				

**Note:** The actual capacity of additional space for 500 students in grades 9-12 in this district would be 665 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

**New Construction Analysis  
Queen Creek Unified District  
K - 6**

<b>K-6</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	3,455	3,455	3,455	3,455	3,455	3,455	3,455	3,455	3,455	3,455
District-funded Capacity (2)	3,645	3,489	3,319	3,169	2,998	2,886	2,748	2,596	2,503	2,406
<b>Total Student Capacity</b>	<b>7,100</b>	<b>6,944</b>	<b>6,773</b>	<b>6,624</b>	<b>6,452</b>	<b>6,341</b>	<b>6,203</b>	<b>6,051</b>	<b>5,957</b>	<b>5,861</b>

<b>District's ADM Projections</b>	<b>6,101</b>	<b>6,842</b>	<b>7,501</b>	<b>8,087</b>	<b>8,567</b>	<b>8,915</b>	<b>9,276</b>	<b>9,457</b>	<b>9,530</b>	<b>9,521</b>
ADM Growth Rate	21.7%	12.1%	9.6%	7.8%	5.9%	4.1%	4.0%	2.0%	0.8%	-0.1%
Number of Students for which new space is required (3)		(102)	728	1,463	2,115	2,574	3,073	3,406	3,573	3,660

<b>SFOB Recommended ADM Projections</b>	<b>6,101</b>	<b>6,724</b>	<b>7,406</b>	<b>8,003</b>	<b>8,690</b>	<b>9,137</b>	<b>9,689</b>	<b>10,296</b>	<b>10,669</b>	<b>11,056</b>
ADM Growth Rate	21.7%	10.2%	10.2%	8.1%	8.6%	5.1%	6.0%	6.3%	3.6%	3.6%
Number of Students for which new space is required (3)		(220)	633	1,379	2,238	2,796	3,487	4,245	4,712	5,196

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Cost per SF	Approval Total	Actual Capacity
Additional space - 016N	K-6	365	90	32,850	\$309.11	\$10,154,264	411
New school - 019N	K-6	1,000	90	90,000	\$309.11	\$27,819,900	1,125

*Hold for consideration for possible future funding:*

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
TBD / New school	K-6	750	90	67,500	844	FY 26
TBD / New school	K-6	750	90	67,500	844	FY 27

**New Construction Analysis  
Queen Creek Unified District  
7 - 8**

<b>7-8</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033	2,033
District-funded Capacity (2)	333	282	232	198	183	155	131	132	80	15
<b>Total Student Capacity</b>	<b>2,366</b>	<b>2,316</b>	<b>2,265</b>	<b>2,232</b>	<b>2,217</b>	<b>2,189</b>	<b>2,164</b>	<b>2,165</b>	<b>2,113</b>	<b>2,048</b>

<b>District's ADM Projections</b>	<b>1,813</b>	<b>2,036</b>	<b>2,231</b>	<b>2,357</b>	<b>2,313</b>	<b>2,472</b>	<b>2,551</b>	<b>2,623</b>	<b>2,844</b>	<b>2,929</b>
ADM Growth Rate	10.8%	12.3%	9.6%	5.6%	-1.9%	6.9%	3.2%	2.8%	8.4%	3.0%
Number of Students for which new space is required (3)		(280)	(34)	125	96	283	387	458	731	881

<b>SFOB Recommended ADM Projections</b>	<b>1,813</b>	<b>2,014</b>	<b>2,217</b>	<b>2,350</b>	<b>2,411</b>	<b>2,523</b>	<b>2,620</b>	<b>2,615</b>	<b>2,825</b>	<b>3,085</b>
ADM Growth Rate	10.8%	11.1%	10.0%	6.0%	2.6%	4.7%	3.9%	-0.2%	8.0%	9.2%
Number of Students for which new space is required (3)		(301)	(49)	119	194	335	456	450	712	1,036

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Cost per SF	Approval Total	Actual Capacity
TBD / Additional space	7-8	650	100	65,000	\$326.34	\$21,212,100	813

**New Construction Analysis  
Queen Creek Unified District  
9-12**

<b>9-12</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	4,746	4,746	4,746	4,746	4,746	4,746	4,746	4,746	4,746	4,746
District-funded Capacity (2)	434	341	196	108	9	17	18	-	-	-
<b>Total Student Capacity</b>	<b>5,180</b>	<b>5,087</b>	<b>4,943</b>	<b>4,854</b>	<b>4,755</b>	<b>4,763</b>	<b>4,764</b>	<b>4,746</b>	<b>4,746</b>	<b>4,746</b>

<b>District's ADM Projections</b>	<b>3,307</b>	<b>4,182</b>	<b>4,462</b>	<b>4,626</b>	<b>4,841</b>	<b>4,978</b>	<b>5,008</b>	<b>5,162</b>	<b>5,132</b>	<b>5,343</b>
ADM Growth Rate	12.5%	26.5%	6.7%	3.7%	4.6%	2.8%	0.6%	3.1%	-0.6%	4.1%
Number of Students for which new space is required (3)		(905)	(481)	(228)	86	215	244	416	386	597

<b>SFOB Recommended ADM Projections</b>	<b>3,307</b>	<b>3,679</b>	<b>4,256</b>	<b>4,609</b>	<b>5,005</b>	<b>4,973</b>	<b>4,969</b>	<b>5,063</b>	<b>5,053</b>	<b>5,130</b>
ADM Growth Rate	12.5%	11.2%	15.7%	8.3%	8.6%	-0.6%	-0.1%	1.9%	-0.2%	1.5%
Number of Students for which new space is required (3)		(1,408)	(687)	(245)	250	209	205	316	307	384

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
TBD / Additional space	9-12	500	125	62,500	665	FY 26

ADM Projections  
Queen Creek Unified District

12/14/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 6	5,014	6,101	6,842	7,501	8,087	8,567	8,915	9,276	9,457	9,530	9,521	9,393
% change		21.7%	12.1%	9.6%	7.8%	5.9%	4.1%	4.0%	2.0%	0.8%	-0.1%	-1.3%
7 - 8	1,636	1,813	2,036	2,231	2,357	2,313	2,472	2,551	2,623	2,844	2,929	2,940
% change		10.8%	12.3%	9.6%	5.6%	-1.9%	6.9%	3.2%	2.8%	8.4%	3.0%	0.4%
9 - 12	2,940	3,307	4,182	4,462	4,626	4,841	4,978	5,008	5,162	5,132	5,343	5,576
% change		12.5%	26.5%	6.7%	3.7%	4.6%	2.8%	0.6%	3.1%	-0.6%	4.1%	4.4%
Total	9,590	11,221	13,060	14,194	15,070	15,721	16,365	16,835	17,242	17,506	17,793	17,909
% change		17.0%	16.4%	8.7%	6.2%	4.3%	4.1%	2.9%	2.4%	1.5%	1.6%	0.7%

<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 6	5,014	6,101	6,724	7,406	8,003	8,690	9,137	9,689	10,296	10,669	11,056	11,411
% change		21.7%	10.2%	10.2%	8.1%	8.6%	5.1%	6.0%	6.3%	3.6%	3.6%	3.2%
7 - 8	1,636	1,813	2,014	2,217	2,350	2,411	2,523	2,620	2,615	2,825	3,085	3,209
% change		10.8%	11.1%	10.0%	6.0%	2.6%	4.7%	3.9%	-0.2%	8.0%	9.2%	4.0%
9 - 12	2,940	3,307	3,679	4,256	4,609	5,005	4,973	4,969	5,063	5,053	5,130	5,402
% change		12.5%	11.2%	15.7%	8.3%	8.6%	-0.6%	-0.1%	1.9%	-0.2%	1.5%	5.3%
Total	9,590	11,221	12,417	13,879	14,963	16,106	16,633	17,279	17,974	18,547	19,271	20,022
% change		17.0%	10.7%	11.8%	7.8%	7.6%	3.3%	3.9%	4.0%	3.2%	3.9%	3.9%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 6	5,014	5,410	5,600	5,911	6,331	6,822	7,339	7,970	8,598	9,198	9,782	NA
% change		7.9%	3.5%	5.5%	7.1%	7.8%	7.6%	8.6%	7.9%	7.0%	6.3%	NA
7 - 8	1,636	1,739	1,653	1,733	1,783	1,778	1,926	2,012	2,056	2,226	2,408	NA
% change		6.3%	-4.9%	4.8%	2.9%	-0.3%	8.3%	4.4%	2.2%	8.3%	8.2%	NA
9 - 12	2,940	3,488	3,641	3,661	3,635	3,672	3,684	3,737	3,921	4,002	4,159	NA
% change		18.7%	4.4%	0.5%	-0.7%	1.0%	0.3%	1.4%	4.9%	2.1%	3.9%	NA
Total	9,590	10,638	10,895	11,304	11,748	12,273	12,949	13,718	14,575	15,426	16,349	NA
% change		10.9%	2.4%	3.8%	3.9%	4.5%	5.5%	5.9%	6.2%	5.8%	6.0%	NA

ADM History  
Queen Creek Unified District

	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	5-Year Average
<b>K - 6</b>	3,407	3,787	3,943	4,691	5,014	6,101	
<b>% change</b>		11.1%	4.1%	19.0%	6.9%	21.7%	12.4%
<b>7 - 8</b>	888	1,034	1,137	1,460	1,636	1,813	
<b>% change</b>		16.5%	10.0%	28.4%	12.0%	10.8%	15.4%
<b>9 - 12</b>	2,003	2,081	2,064	2,467	2,940	3,307	
<b>% change</b>		3.9%	-0.8%	19.5%	19.2%	12.5%	10.5%
<b>Total</b>	6,298	6,901	7,144	8,618	9,590	11,221	
<b>% change</b>		9.6%	3.5%	20.6%	11.3%	17.0%	12.2%

Square Footage and Capacity by School  
Queen Creek Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Queen Creek Elementary School	46,474	0	46,474	4,647	41,827	85	492
District-funded addition to Queen Creek Elementary	25,070	25,070	0	NA	0	80	-
Desert Mountain Elementary	56,670	0	56,670	5,667	51,003	85	600
District-funded addition to Desert Mountain (FY 17) (2)	8,136	7,756	380	NA	380	80	5
District-funded addition to Desert Mountain (FY 20) (2)	9,905	0	9,905	NA	9,905	80	124
SFB-funded Jack Barnes Elementary	63,000	0	63,000	NA	63,000	80	788
SFB-funded Frances Brandon-Pickett	63,000	0	63,000	NA	63,000	80	788
Gateway Polytechnic Academy (2)	89,188	89,188	0	NA	0	80	-
Sossaman (lease-purchase) (K-5 portion only)	81,000	81,000	0	NA	0	80	-
SFB-approved 005 (Silver Valley)	63,000	0	63,000	NA	63,000	80	788
District-funded addition to Silver Valley (2)	26,370	0	26,370	NA	26,370	80	330
District-funded addition to Silver Valley bldg. 1005 (FY 21)	15,481	0	15,481	NA	15,481	80	194
Faith Mather Sossaman (FY 19)	74,667	0	74,667	NA	74,667	80	933
District-funded addition to Sossaman bldg. 1004 (FY 20) (2)	10,420	0	10,420	NA	10,420	80	130
Katherine Mecham Barney Elementary School (FY 20) (2)	68,872	0	68,872	NA	68,872	80	861
District-funded addition to Katherine Barney bldg. 1004 (FY 21)	19,167	0	19,167	NA	19,167	80	240
Schnepf Elementary (2) (FY 21)	66,342	0	66,342	NA	66,342	80	829
<b>Total K-6</b>	<b>621,961</b>	<b>203,014</b>	<b>583,748</b>	<b>10,314</b>	<b>573,434</b>		<b>7,100</b>
Queen Creek Middle School	79,096	9,808	69,288	6,930	62,358	100	624
District-funded addition FY 05	19,128	19,128	0	0	0	84	0
District-funded replacement space FY 17	28,783	0	28,783	2,878	25,905	100	259
SFB-funded Newell Barney	96,670	0	96,670	NA	96,670	84	1,151
District-funded addition to Newell Barney	13,144	13,144	0	NA	0	80	0
District-funded addition to Eastmark HS (JHS addition) (FY 20)	30,031	3,990	26,041	NA	26,041	80	326
District-funded addition to Eastmark HS bldg. 1005 (FY 21) (7-8 porti	566	0	566	NA	566	80	7
<b>Total 7-8</b>	<b>267,418</b>	<b>46,070</b>	<b>221,348</b>	<b>9,808</b>	<b>211,540</b>		<b>2,366</b>
SFB-funded Queen Creek High School	172,972	0	172,972	NA	172,972	120	1,441
District-funded addition to Queen Creek High	23,566	2,370	21,196	2,120	19,076	127	150
SFB-funded addition to Queen Creek High (3)	40,842	0	40,842	NA	40,842	112	365

Square Footage and Capacity by School  
Queen Creek Unified District

District-funded bldg. 1021	31,715	31,715	0	NA	0	94	-
SFB-approved 009 (Eastmark High School)	141,875	0	141,875	NA	141,875	94	1,509
District-funded addition to Eastmark High School (FY 19)	11,807	11,807	0	NA	0	94	-
District-funded addition to Eastmark HS bldg. 1005 (FY 21) (9-12 por	1,131	1,131	0	NA	0	94	0
SFB-approved 018N (Crismon High School)	120,375	0	120,375	NA	120,375	94	1,281
District-funded addition to Crismon High School (FY 21)	71,454	30,682	40,772	NA	40,772	94	434
<b>Total 9-12</b>	<b>615,737</b>	<b>77,705</b>	<b>538,032</b>	<b>2,120</b>	<b>535,913</b>		<b>5,180</b>

(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.

(2) District-funded portion exceeds excluded space threshold, which varies each year based on ADM. See Local Funds page for amount of square footage projected to be excluded each year.

(3) Originally approved for 40,200 SF. Designed for 40,842 SF within SFB budget.

Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.

Note: SFB was replaced by the SFOB effective 9/29/21.

Local Funds Report  
Queen Creek Unified District

12/14/2022

K-6 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Queen Creek Elementary School bldg 1002	10,500									
Queen Creek Elementary bldg 1003	14,570									
Gateway Polytechnic Academy (FY 16)	89,188									
Desert Mountain Elementary addition (FY 17)	8,136									
Sossaman Elementary School (3rd party financing) (FY 19)	74,667									
Silver Valley addition (FY 19)	26,370									
Desert Mountain Elementary addition (FY 20)	9,905									
Sossaman bldg. 1004 (FY 20)	10,420									
Katherine Mecham Barney (FY 20)	68,872									
Katherine Mecham Barney bldg. 1004 (FY 21)	19,167									
Schenpf Elementary ES #9 (FY 21)	66,342									
Silver Valley bldg. 1005 (FY 21)	15,481									
Cumulative Total	413,618	413,618	413,618	413,618	413,618	413,618	413,618	413,618	413,618	413,618
ADM Projections	6,101	6,724	7,406	8,003	8,690	9,137	9,689	10,296	10,669	11,056
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	122,020	134,471	148,127	160,060	173,799	182,740	193,786	205,923	213,388	221,127
Square Footage to be built in excess of 25% threshold	291,598	279,147	265,491	253,558	239,819	230,878	219,832	207,695	200,230	192,491
Capacity of excess square footage	3,645	3,489	3,319	3,169	2,998	2,886	2,748	2,596	2,503	2,406

Local Funds Report  
Queen Creek Unified District

12/14/2022

7-8 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
B bond-funded Multipurpose room	19,128									
District-funded addition to Newell Barney (FY 09)	13,144									
Queen Creek Middle School bldg 1010 (FY 17)										
7-8 Square footage at Eastmark HS	30,031									
Eastmark HS bldg. 1005 (FY 21) (7-8 portion only)	566									
Cumulative Total	62,869	62,869	62,869	62,869	62,869	62,869	62,869	62,869	62,869	62,869
ADM Projections	1,813	2,014	2,217	2,350	2,411	2,523	2,620	2,615	2,825	3,085
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold (1)	36,260	40,289	44,332	47,009	48,212	50,465	52,409	52,307	56,497	61,693
Square Footage to be built in excess of 25% threshold	26,609	22,580	18,536	15,859	14,657	12,404	10,460	10,562	6,372	1,176
Capacity of excess square footage	333	282	232	198	183	155	131	132	80	15

Local Funds Report  
Queen Creek Unified District

12/14/2022

9-12 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
South Fieldhouse at High School (FY 13)	2,370									
HS bldg. 1021 (FY 17)	31,715									
District-funded addition to Eastmark HS (FY 19)	11,807									
Eastmark HS bldg. 1005 (FY 21) (9-12 portion only)	1,131									
District-funded addition to Crismon HS (FY 21)	71,454									
<b>Cumulative Total</b>	<b>118,477</b>									
ADM Projections	3,307	3,679	4,256	4,609	5,005	4,973	4,969	5,063	5,053	5,130
x Minimum adequacy factor	94	94	94	94	94	94	94	94	94	94
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
<b>25% Threshold (1)</b>	<b>77,715</b>	<b>86,446</b>	<b>100,016</b>	<b>108,319</b>	<b>117,617</b>	<b>116,858</b>	<b>116,773</b>	<b>118,969</b>	<b>118,744</b>	<b>120,552</b>
Square Footage to be built in excess of 25% threshold	40,763	32,031	18,461	10,159	860	1,620	1,704	0	0	0
Capacity of excess square footage	434	341	196	108	9	17	18	0	0	0

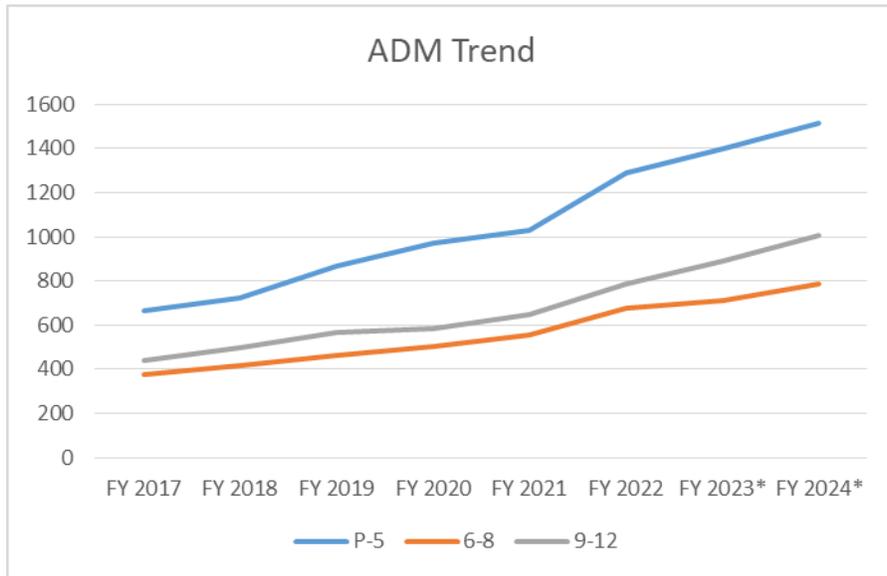
(1) per A.R.S. 41-5711 E.6.

## Saddle Mountain Unified School District

### District Overview

Saddle Mountain Unified School District is located in the West Valley, serving parts of the Town of Buckeye and large unincorporated areas. Its eastern boundary is 211<sup>th</sup> Ave, about 30 miles west of downtown Phoenix. Its western boundary is the border between Maricopa and La Paz Counties. The district is mostly north of Interstate 10 except for its middle section that Interstate 10 cuts through. The district currently has three K-5 schools, one 6-8 school, and one 9-12 high school.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## Saddle Mountain Unified School District

The Saddle Mountain Unified School District is located west of the White Tank Mountains in Maricopa County. The district includes a portion of Buckeye and serves the communities of Tonopah, Tartesso, and Wintersburg. Saddle Mountain USD grew from 6,533 in 2011 to 12,923 in 2021.<sup>1</sup> This represents a 50.55% increase in population over the 10-year period.

While Tonopah has traditionally been a small and sprawled community, there are many projects in the pipeline which may catapult the area's growth and development—particularly in energy production industries. The U.S. Department of Energy is currently discussing an award with Arizona Public Service and PNW Hydrogen to incorporate a new hydrogen electrolosis system in Tonopah's nuclear plant. Currently, the Palo Verde Nuclear Generating Station is the largest power producer in the United States and brings 2,500 employees to the region.<sup>7</sup> This award is part of a larger partnership between the Navajo Nation and the states of Arizona and Nevada to establish a clean hydrogen "hub" in the Southwestern United States.<sup>2</sup> The Bureau of Land Management has also taken an interest in Tonopah as becoming part of the Ten West Link—a stretch of public land being developed for solar production and connects the town to Blythe, California. Delaney Colorado River Transmission, LLC will be constructing the 125-mile line.<sup>3</sup> There is another solar project planned for Tonopah hoping to be operational by 2023: the Papago Solar + Storage Project. This facility is expected to span over 2,800 acres, with a 0.3 mile line of solar production that connects to the Delaney substation previously mentioned in the Ten West Link project. For perspective, the Papago Solar + Storage Project alone is forecasted to provide more than 450 jobs and around \$29 million in state and local tax revenue once operational.<sup>4</sup> To accommodate all the new development in the area, Vermaland is planning an 1,100-acre mixed-use project named "Verma Vistas III", featuring both single-family and multi-family dwellings, as well as commercial and industrial complexes. The number of units would quadruple the housing units in the area, and is one of the largest master planned communities ever designed in the region.<sup>5</sup> This development would provide a better housing supply for employees of the incoming businesses.

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<sup>1</sup> U.S. Census Bureau ACS 5 Year Estimate. 2011 & 2021.

<sup>2</sup> Clark, K. (2022 November 28.) *Energy leaders in Arizona, Nevada propose Southwest clean hydrogen hub*. Power Engineering. <https://www.power-eng.com/hydrogen/energy-leaders-in-arizona-nevada-propose-southwest-clean-hydrogen-hub/#gref>

<sup>3</sup> (2022 July 14). *Biden-Harris Administration Approves Clean Energy Transmission Project in Arizona and California with Potential to Lower Costs for Consumers*. Bureau of Land Management. U.S. Department of the Interior. <https://www.blm.gov/press-release/biden-harris-administration-approves-clean-energy-transmission-project-arizona-and-0>

<sup>4</sup> Serrato, L. (2021 December 8). *2,800-acre solar project planned near Tonopah*. West Valley View Newspaper. [https://www.westvalleyview.com/news/2-800-acre-solar-project-planned-near-tonopah/article\\_d23fed74-57d7-11ec-b991-b7fd88a7e009.html](https://www.westvalleyview.com/news/2-800-acre-solar-project-planned-near-tonopah/article_d23fed74-57d7-11ec-b991-b7fd88a7e009.html)

<sup>5</sup> Gonzales, A. (2021 October 27). *New 1,100-acre master-planned community in works for far West Valley*. Phoenix Business Journal. <https://www.bizjournals.com/phoenix/news/2021/10/27/master-planned-community-far-west-valley.html>

Buckeye is the fourth fastest-growing large city in the United States, with population growth of 46 % in the last decade.<sup>6</sup> It remains especially poised for growth, with more than 9 million square feet of commercial development alone planned for 2023.<sup>7</sup> Multiple tax incentive programs continue to lure future development in the city. As a result, Buckeye issued more single-family permits in 2022 than Avondale, Goodyear, Peoria or Glendale.<sup>8</sup>

The substantial development in both Buckeye and Tonopah is providing great employment and housing opportunities in the Saddle Mountain Unified School District. This growth will require Saddle Mountain to accommodate more children as workers and their families migrate into the area to take advantage of the local economic potential.

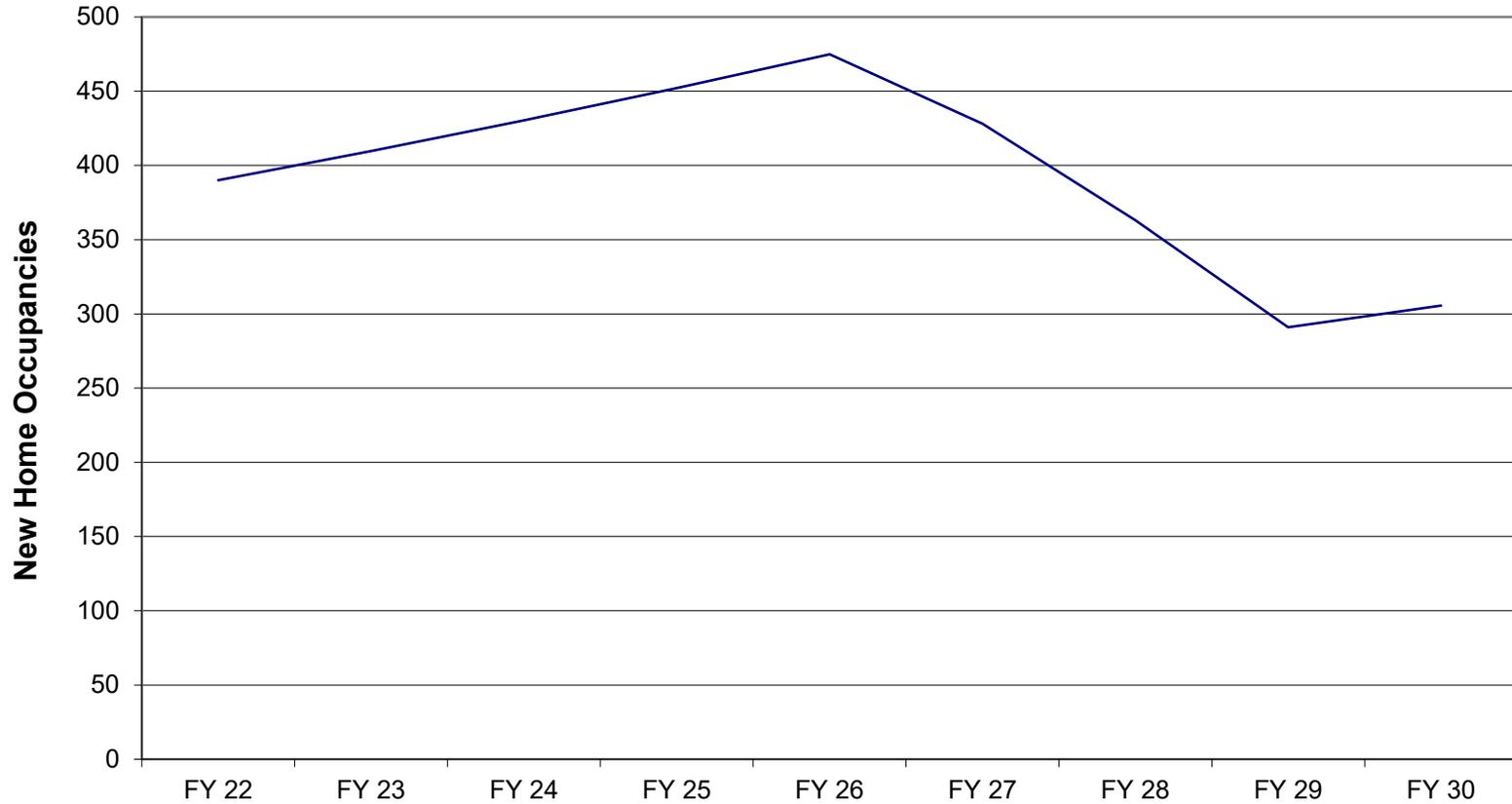
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<sup>6</sup> (2022 May 26). *Fastest-Growing Cities Are Still in the West and South*. U.S. Census Bureau Press Releases. <https://www.census.gov/newsroom/press-releases/2022/fastest-growing-cities-population-estimates.html>

<sup>7</sup> (2022 November). *Here's the Arizona economic development forecast for 2023*. AZ Big Media. <https://azbigmedia.com/business/heres-the-arizona-economic-development-forecast-for-2023/>

<sup>8</sup> (2022). *West Valley permits by City*. Grow Buckeye. <https://www.growbuckeye.com/pages/choose-buckeye#commercialgrowth>

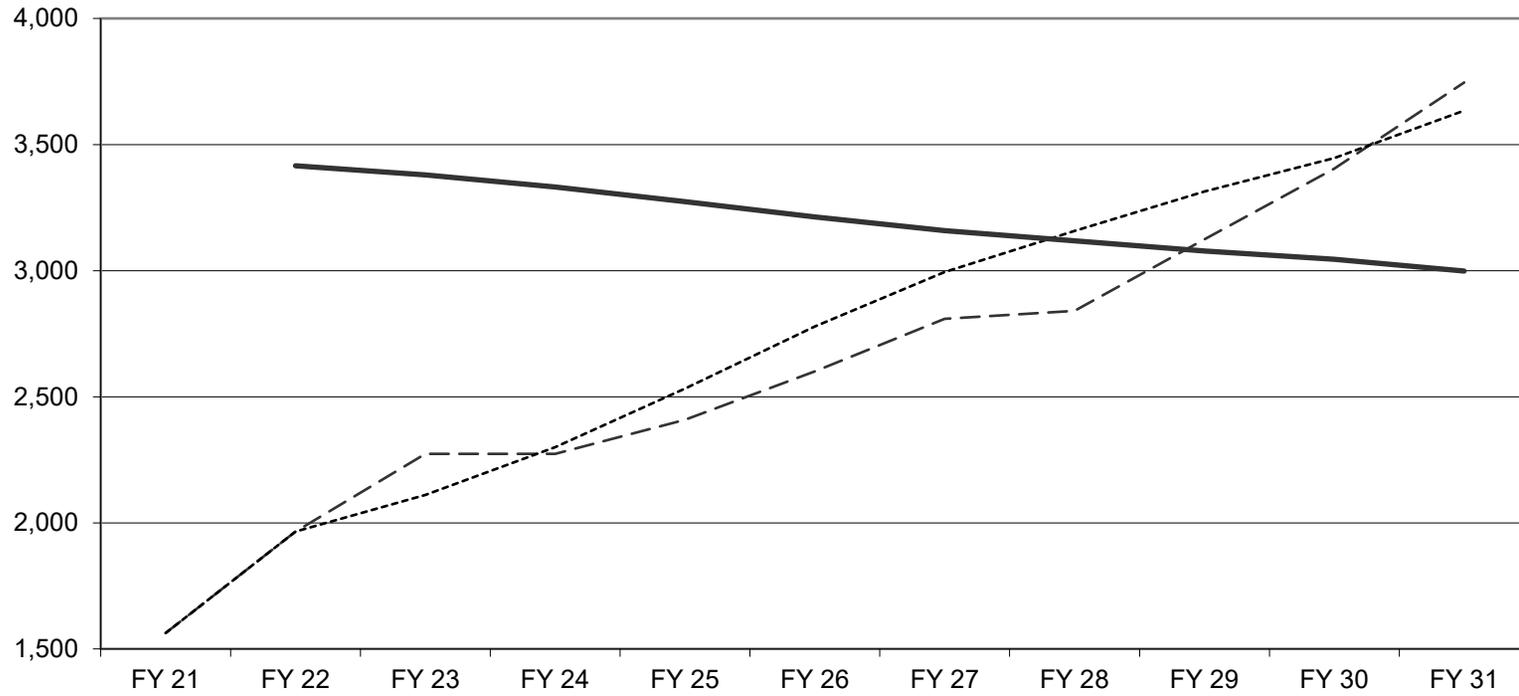
New Home Occupancies (1)  
Saddle Mountain Unified District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
390	410	430	452	475	428	363	291	306	3,545

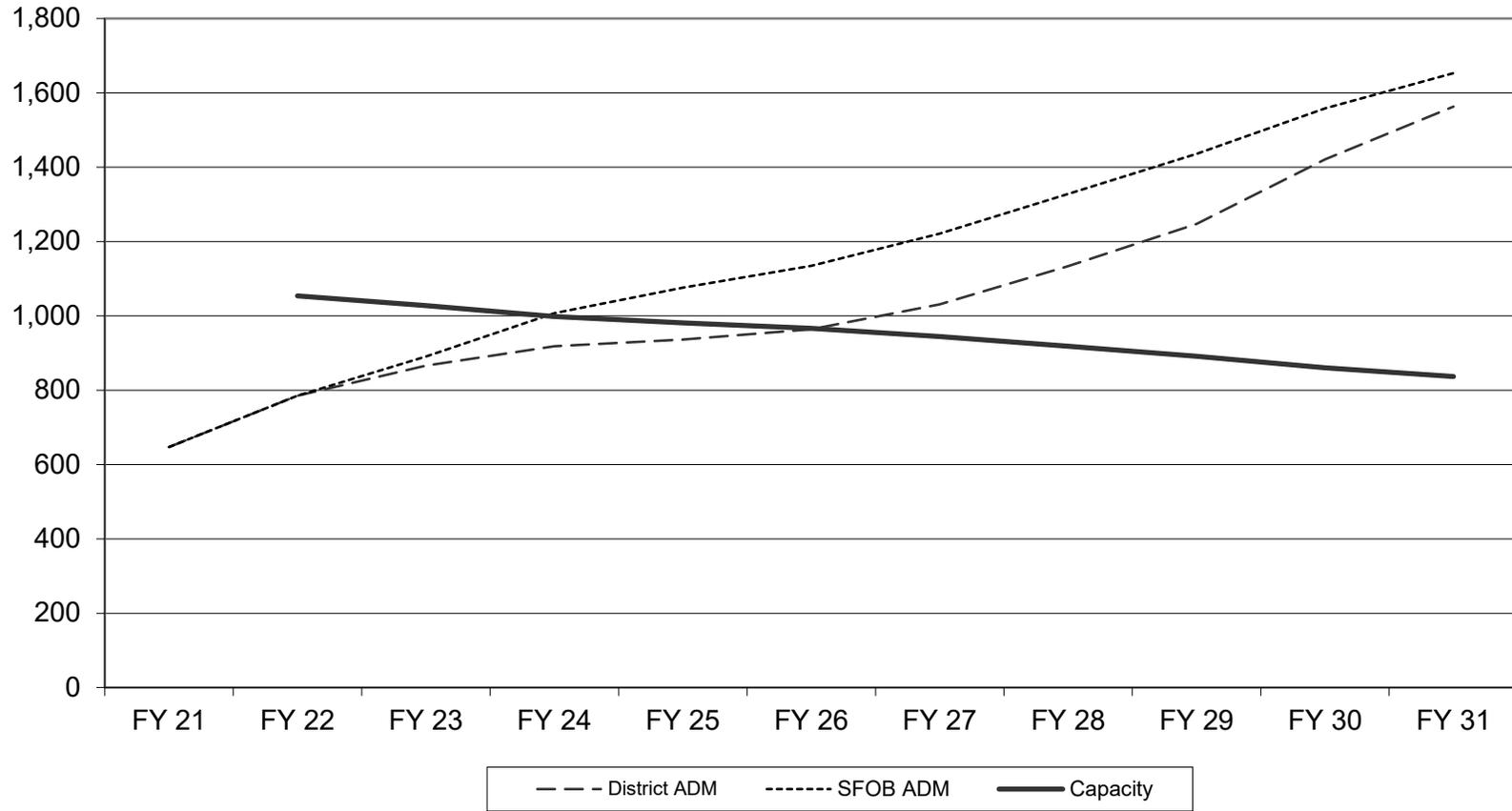
K-8 Graph  
Saddle Mountain Unified District



--- District ADM    ..... SFOB ADM    — Capacity

K-8	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
District ADM	1,563	1,965	2,273	2,273	2,409	2,601	2,809	2,840	3,124	3,405	3,746
SFOB ADM	1,563	1,965	2,111	2,301	2,533	2,778	2,995	3,157	3,314	3,447	3,634
Capacity		3,416	3,379	3,332	3,274	3,212	3,158	3,118	3,078	3,045	2,998

9-12 Graph  
Saddle Mountain Unified District



9-12	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
District ADM	647	785	866	918	936	964	1,031	1,134	1,247	1,421	1,563
SFOB ADM	647	785	890	1,007	1,076	1,135	1,221	1,328	1,436	1,558	1,653
Capacity		1,054	1,027	998	981	966	945	918	891	861	837

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Saddle Mountain Unified District  
CTD – 070290  
(K-8)**

**District New Construction Request**

<b>FY 23</b> (7/1/22-6/30/23)	<b>FY 24</b> (7/1/23-6/30/24)	<b>FY 25</b> (7/1/24-6/30/25)	<b>FY 26</b> (7/1/25-6/30/26)	<b>FY 27</b> (7/1/26-6/30/27)	<b>FY 28</b> (7/1/27-6/30/28)	<b>FY 29</b> (7/1/28-6/30/29)	<b>FY 30</b> (7/1/29-6/30/30)	<b>FY 23</b> (7/1/22-6/30/23)
				K-8 space for 250 students (022N)	K-8 for 750 students (023N)			

**Staff Notes Regarding District’s Request:** These projects were held for consideration last year to open in FY 27 and FY 28, respectively. The new school will require land purchase.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> (7/1/22-6/30/23)	<b>FY 24</b> (7/1/23-6/30/24)	<b>FY 25</b> (7/1/24-6/30/25)	<b>FY 26</b> (7/1/25-6/30/26)	<b>FY 27</b> (7/1/26-6/30/27)	<b>FY 28</b> (7/1/27-6/30/28)	<b>FY 29</b> (7/1/28-6/30/29)	<b>FY 30</b> (7/1/29-6/30/30)	<b>FY 23</b> (7/1/22-6/30/23)
					K-8 space for 250 students (022N) *		K-8 for 750 students (023N) *	

**Note:** The actual capacity of K-8 space for 250 students in this district would be 289 students. The actual capacity of a K-8 school for 750 students in this district would be 866 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Saddle Mountain Unified District  
CTD – 070290  
(9-12)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			9-12 space for 430 students (021N)				

**Staff Notes Regarding District’s Request:** Project 021N was held for consideration last year to open in FY 26. The District owns land for this project.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
	9-12 space for 430 students (021N)						

**Note:** The actual capacity of 9-12 space for 430 students in this district is 514 students.

**New Construction Analysis  
Saddle Mountain Unified District  
K - 8**

<b>K-8</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	2,432	2,432	2,432	2,432	2,432	2,432	2,432	2,432	2,432	2,432
District-funded Capacity (2)	983	947	899	841	780	726	685	646	613	566
<b>Total Student Capacity</b>	<b>3,416</b>	<b>3,379</b>	<b>3,332</b>	<b>3,274</b>	<b>3,212</b>	<b>3,158</b>	<b>3,118</b>	<b>3,078</b>	<b>3,045</b>	<b>2,998</b>

<b>District's ADM Projections</b>	<b>1,965</b>	<b>2,273</b>	<b>2,273</b>	<b>2,409</b>	<b>2,601</b>	<b>2,809</b>	<b>2,840</b>	<b>3,124</b>	<b>3,405</b>	<b>3,746</b>
ADM Growth Rate	25.7%	15.7%	0.0%	6.0%	8.0%	8.0%	1.1%	10.0%	9.0%	10.0%
Number of Students for which new space is required (3)		(1,106)	(1,059)	(865)	(611)	(349)	(278)	46	360	748

<b>SFOB Recommended ADM Projections</b>	<b>1,965</b>	<b>2,111</b>	<b>2,301</b>	<b>2,533</b>	<b>2,778</b>	<b>2,995</b>	<b>3,157</b>	<b>3,314</b>	<b>3,447</b>	<b>3,634</b>
ADM Growth Rate	25.7%	7.4%	9.0%	10.1%	9.7%	7.8%	5.4%	5.0%	4.0%	5.4%
Number of Students for which new space is required (3)		(1,268)	(1,031)	(741)	(434)	(164)	40	236	402	636

- (1) See Square Footage and Capacity by School page.
- (2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.
- (3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
022N - Additional space	K-8	250	92.4	23,100	289	FY 28
023N - New School	K-8	750	92.4	69,300	866	FY 30

**New Construction Analysis  
Saddle Mountain Unified District  
9-12**

<b>9-12</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
District-funded Capacity (1)	1,054	1,027	998	981	966	945	918	891	861	837
<b>Total Student Capacity</b>	<b>1,054</b>	<b>1,027</b>	<b>998</b>	<b>981</b>	<b>966</b>	<b>945</b>	<b>918</b>	<b>891</b>	<b>861</b>	<b>837</b>

<b>District's ADM Projections</b>	<b>785</b>	<b>866</b>	<b>918</b>	<b>936</b>	<b>964</b>	<b>1,031</b>	<b>1,134</b>	<b>1,247</b>	<b>1,421</b>	<b>1,563</b>
ADM Growth Rate	21.3%	10.3%	6.0%	2.0%	3.0%	7.0%	10.0%	10.0%	14.0%	10.0%
Number of Students for which new space is required (2)		(161)	(80)	(45)	(2)	86	216	356	560	726

<b>SFOB Recommended ADM Projections</b>	<b>785</b>	<b>890</b>	<b>1,007</b>	<b>1,076</b>	<b>1,135</b>	<b>1,221</b>	<b>1,328</b>	<b>1,436</b>	<b>1,558</b>	<b>1,653</b>
ADM Growth Rate	21.3%	13.4%	13.2%	6.8%	5.5%	7.6%	8.8%	8.1%	8.5%	6.1%
Number of Students for which new space is required (2)		(137)	9	95	168	277	410	545	697	816

- (1) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Cost per SF	Approval Total	Actual Capacity
021N - Additional space	9-12	430	134	57,620	\$377.80	\$21,768,836	514

ADM Projections  
Saddle Mountain Unified District

12/14/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	1,563	1,965	2,273	2,273	2,409	2,601	2,809	2,840	3,124	3,405	3,746	4,121
% change		25.7%	15.7%	0.0%	6.0%	8.0%	8.0%	1.1%	10.0%	9.0%	10.0%	10.0%
9 - 12	647	785	866	918	936	964	1,031	1,134	1,247	1,421	1,563	1,751
% change		21.3%	10.3%	6.0%	2.0%	3.0%	7.0%	10.0%	10.0%	14.0%	10.0%	12.0%
Total	2,210	2,750	3,139	3,191	3,345	3,565	3,840	3,974	4,371	4,826	5,309	5,872
% change		24.4%	14.1%	1.7%	4.8%	6.6%	7.7%	3.5%	10.0%	10.4%	10.0%	10.6%

<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	1,563	1,965	2,111	2,301	2,533	2,778	2,995	3,157	3,314	3,447	3,634	3,780
% change		25.7%	7.4%	9.0%	10.1%	9.7%	7.8%	5.4%	5.0%	4.0%	5.4%	4.0%
9 - 12	647	785	890	1,007	1,076	1,135	1,221	1,328	1,436	1,558	1,653	1,723
% change		21.3%	13.4%	13.2%	6.8%	5.5%	7.6%	8.8%	8.1%	8.5%	6.1%	4.2%
Total	2,210	2,750	3,001	3,308	3,609	3,913	4,216	4,486	4,750	5,005	5,287	5,503
% change		24.4%	9.1%	10.2%	9.1%	8.4%	7.7%	6.4%	5.9%	5.4%	5.6%	4.1%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 8	1,563	1,703	1,975	2,334	2,717	3,123	3,545	3,891	4,227	4,502	4,632	NA
% change		8.9%	16.0%	18.2%	16.4%	15.0%	13.5%	9.8%	8.6%	6.5%	2.9%	NA
9 - 12	647	706	797	911	998	1,091	1,186	1,343	1,483	1,650	1,901	NA
% change		9.1%	12.9%	14.3%	9.5%	9.4%	8.7%	13.2%	10.4%	11.3%	15.2%	NA
Total	2,210	2,409	2,772	3,246	3,715	4,215	4,731	5,234	5,710	6,153	6,533	NA
% change		9.0%	15.1%	17.1%	14.5%	13.5%	12.2%	10.6%	9.1%	7.8%	6.2%	NA

ADM History  
Saddle Mountain Unified District

	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	5-Year Average
<b>K - 8</b>	1,040	1,140	1,332	1,471	1,563	1,965	
<b>% change</b>		9.6%	16.8%	10.4%	6.3%	25.7%	13.6%
<b>9 - 12</b>	442	499	570	586	647	785	
<b>% change</b>		13.0%	14.1%	2.9%	10.4%	21.3%	12.2%
<b>Total</b>	1,482	1,639	1,901	2,056	2,210	2,750	
<b>% change</b>		10.6%	16.0%	8.2%	7.5%	24.4%	13.2%

Square Footage and Capacity by School  
Saddle Mountain Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Ruth Fisher Elementary School	124,390	28,450	95,940	7,024	88,916	88.5	1,005
SFB-approved Winter's Well (opened FY 07)	47,434	1,234	46,200	NA	46,200	80.9	571
SFB-approved Tartesso (opened FY 08)	69,300	0	69,300	NA	69,300	80.9	857
Bond funded addition to Winter Wells ES bldg. 1002 (FY 21)	2,842	2,842	0	NA	0	80.9	-
Bond funded addition to Winter Wells ES bldg. 1003 (FY 21)	11,776	11,776	0	NA	0	80.9	-
Bond funded Desert Sunset Elementary School	80,024	1,353	78,671	NA	78,671	80.0	983
<b>Total K-8</b>	<b>335,766</b>	<b>44,302</b>	<b>211,440</b>	<b>7,024</b>	<b>283,087</b>		<b>3,416</b>
Tonopah Valley High School							
Ruth Fisher Elementary School - Pool portion of Building B bldg. 1001 (2)	12,434	12,434	0	0	0	129.5	-
District-funded Tonopah Valley High School bldgs. 1002-1004 (2)	11,817	11,817	0	0	0	129.5	-
District-funded Tonopah Valley High School bldgs. 1006-1009 (3)	120,370	21,970	98,400	NA	98,400	112	879
Bond funded addition to Tonopah Valley HS bldgs. 1010-1012 (FY 21) (3)	19,629	0	19,629	NA	19,629	112	175
<b>Total 9-12</b>	<b>164,250</b>	<b>46,221</b>	<b>118,029</b>	<b>-</b>	<b>118,029</b>		<b>1,054</b>
<p>(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.</p> <p>(2) SFB approved reconfiguration of this square footage from K-8 to 9-12 on 2/2/06. SFB approved reconfiguration of this square footage from 9-12 to District Admin. On 2/12/20.</p> <p>(3) To date, the district's only high school is Tonopah Valley High School, which was built with B bonds and opened in FY 06. Per A.R.S. 41-5711 E.6., the only portion of square footage that gets included in the capacity analysis is the portion that exceeds 25% of the district's minimum high school square footage requirement. That amount varies each year based on the most recent 100th Day ADM. The local funds page shows how much square footage is projected to be included each year, depending on the ADM projection for that year.</p>							
<p>Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.</p> <p>Note: SFB was replaced by the SFOB effective 9/29/21.</p>							

Local Funds Report  
Saddle Mountain Unified District

12/14/2022

K-8 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	Total
Addition to Ruth Fisher	8,800										8,800
Addition to Winters Well	1,234										1,234
Replacement space at Ruth Fisher (Building 100 Admin)	13,290										13,290
Addition to Winters Well bldg. 1002 (FY 21)	2,842										2,842
Addition to Winters Well bldg. 1003 (FY 21)	11,776										11,776
District-funded Desert Sunset Elementary School	80,024										80,024
Cumulative Total	117,966	117,966	117,966	117,966	117,966	117,966	117,966	117,966	117,966	117,966	235,932
ADM Projections	1,965	2,111	2,301	2,533	2,778	2,995	3,157	3,314	3,447	3,634	
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80	
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	
25% Threshold	39,300	42,216	46,011	50,657	55,563	59,891	63,148	66,290	68,938	72,690	
Square Footage to be built in excess of 25% threshold (1)	78,666	75,750	71,955	67,309	62,403	58,075	54,818	51,676	49,028	45,276	
Capacity of excess square footage	983	947	899	841	780	726	685	646	613	566	

9-12 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	Total
Tonopah Valley High School bldgs 1005-1009	120,370										120,370
Addition to Tonopah Valley High School bldg. 1010 (FY 21)	2,371										2,371
Addition to Tonopah Valley High School bldg. 1011 (FY 21)	15,406										15,406
Addition to Tonopah Valley High School bldg. 1012 (FY 21)	1,852										1,852
Cumulative Total	139,999	139,999	139,999	139,999	139,999	139,999	139,999	139,999	139,999	139,999	139,999
ADM Projections	785	890	1,007	1,076	1,135	1,221	1,328	1,436	1,558	1,653	
x Minimum adequacy factor	112	112	112	112	112	112	112	112	112	112	
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	
25% Threshold	21,980	24,924	28,206	30,126	31,771	34,198	37,193	40,206	43,622	46,283	
Square Footage to be built in excess of 25% threshold (1)	118,019	115,075	111,793	109,873	108,228	105,801	102,806	99,793	96,377	93,716	
Capacity of excess square footage	1,054	1,027	998	981	966	945	918	891	861	837	

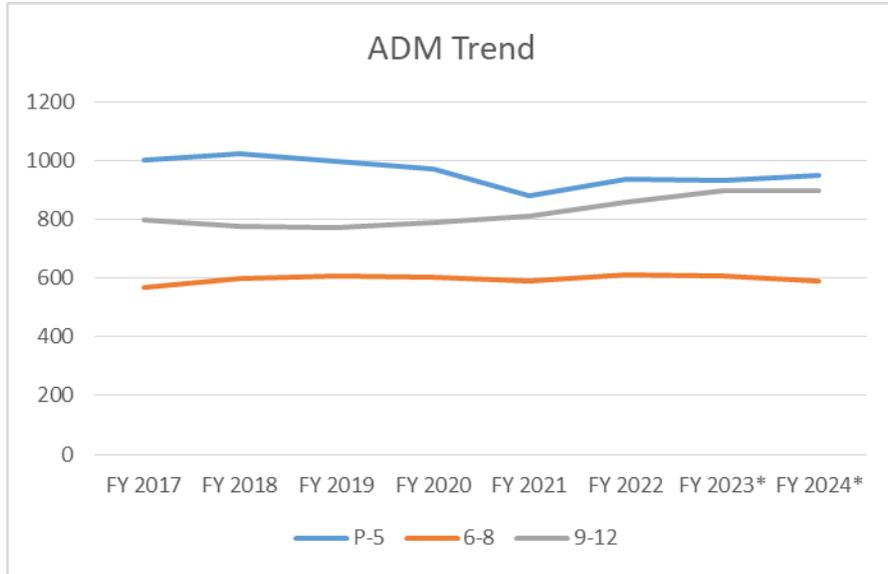
(1) per A.R.S. 41-5711 E.6.

## Show Low Unified School District

### District Overview

Show Low Unified School District is located in Navajo County. The district currently has three K-5 schools, one 6-8 school, one main 9-12 school and a secondary annex high school.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## Show Low Unified School District

Show Low Unified School District (SLUSD) comprises seven schools in the City of Show Low, located in Southeastern Navajo County. The population that SLUSD serves grew by 10.77% between 2011 and 2022, from 10,493 to 11,623.<sup>1</sup> Show Low residents are fairly well-educated: 66.6% of the population have at least some college experience.<sup>2</sup> Median household income among residents is 53,569, nearly \$6500 below the state median of \$60,000.<sup>3</sup>

Despite the city's modest size, Show Low's growth has been slow and steady. Past and future growth are downstream of the community's advantaged position in its region. Nestled in the forests of the White Mountains, Show Low's economy depends principally on the tourism and second-home markets. At peak season, the area's population can get as high as 160,000.<sup>4</sup> Show Low is northeastern Arizona's largest city, and contains the region's only airport.<sup>5</sup> The city serves as a shopping hub for nearby rural communities, and contains a strong education system, including both a Northern Arizona University branch campus and Northland Pioneer College.<sup>6</sup> Show Low also hosts Summit Healthcare Regional Medical Center, which is the largest health service provider in the region.<sup>7</sup>

The tourism industry attracts significant seasonal commerce, the airport offers the region's only rapid means of travel to major metropolitan centers, and the community's medical and education infrastructure provide stable employment and living conditions for residents year-round. The city boasts strong representation of job sectors in four emerging industry clusters: value-added forest products and natural resources, light manufacturing and aviation, medical advancement and services, and entrepreneurship tourism/hospitality.<sup>8</sup> Show Low's status as regional trade-hub puts the city ahead of nearby competitors for commercial and industrial investment. However, the city supplements its fortunate position with economic incentives for potential investors. It offers tax rebates, infrastructure improvement, expedited permitting, and recruitment assistance to prospective firms depending on the quantity and quality of jobs they will produce as well as amount of capital they will invest in the community.<sup>9</sup> Show Low's population growth also owes to the local housing market. Median home prices in Show Low are appreciating, but remain significantly lower than those of comparable Arizona vacation communities like Flagstaff and

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<sup>1</sup> U.S. Census Bureau ACS 5 Year Estimate 2011; U.S. Census Bureau ACS 5 Year Estimate 2021.

<sup>2</sup> U.S. Census Bureau ACS 5 Year Estimate 2011; U.S. Census Bureau ACS 5 Year Estimate 2021.

<sup>3</sup> "Quick Facts". Show Low city, Arizona. 2021.

<https://www.census.gov/quickfacts/fact/table/showlowcityarizona,US/PST045221>

<sup>4</sup> "Community Profile for Show Low". Arizona Commerce Authority. 2018.

<https://www.azcommerce.com/a/profiles/ViewProfile/112/Show+Low/>

<sup>5</sup> Ibid.

<sup>6</sup> Ibid.

<sup>7</sup> Ibid.

<sup>8</sup> "Target Industries". City of Show Low. N.d. <http://pickshowlow.com/target-industries/>

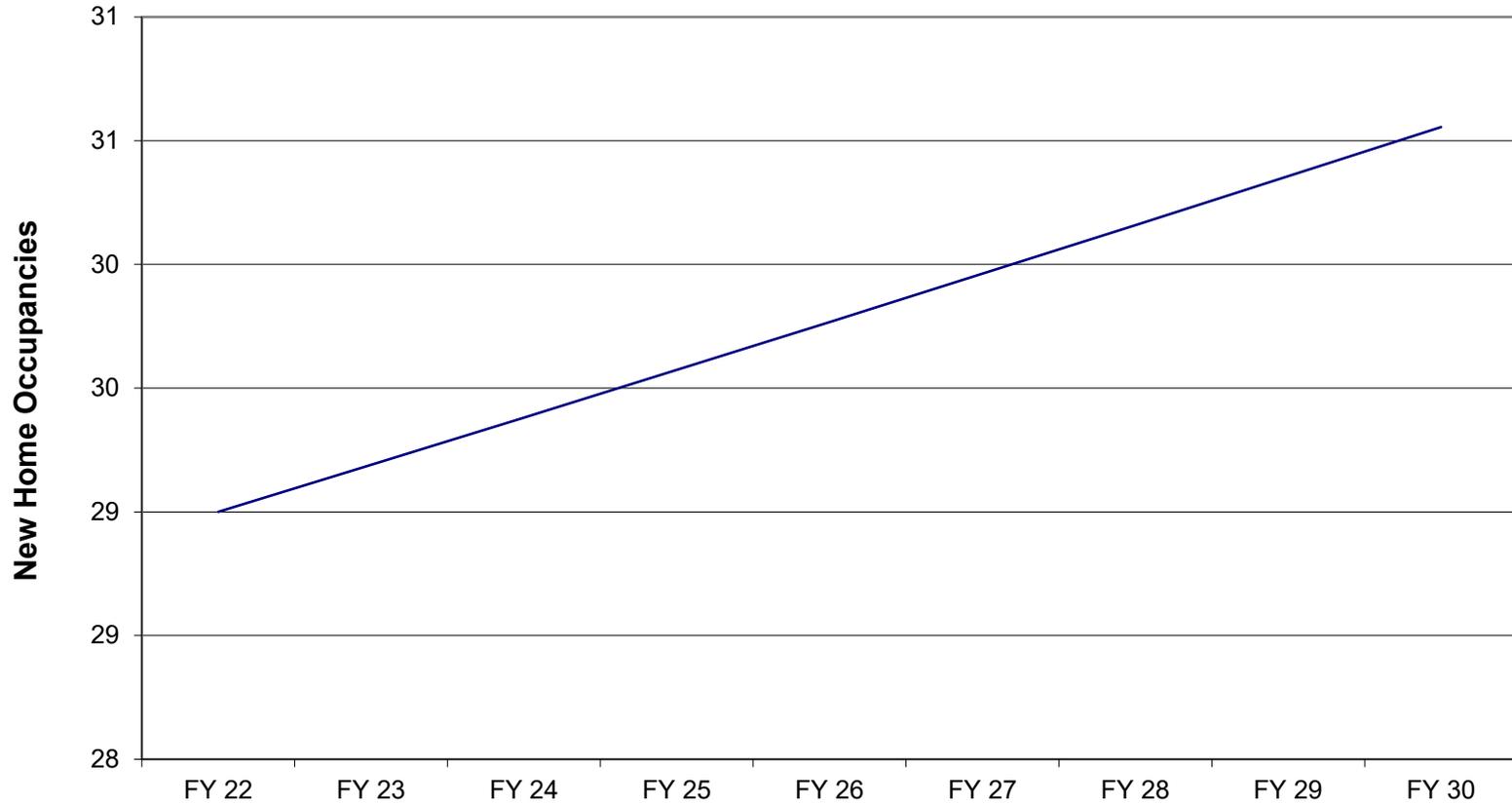
<sup>9</sup> "Local Incentives". City of Show Low. N.d. <http://showlowaz.gov/252/Local-Incentives>

Sedona.<sup>10</sup> Steady growth is likely to continue in Show Low for the foreseeable future. This growth over time result in modest demand increases for SLUSD.

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<sup>10</sup> "Housing". City of Show Low. N.d. <https://www.showlowaz.gov/231/Housing>

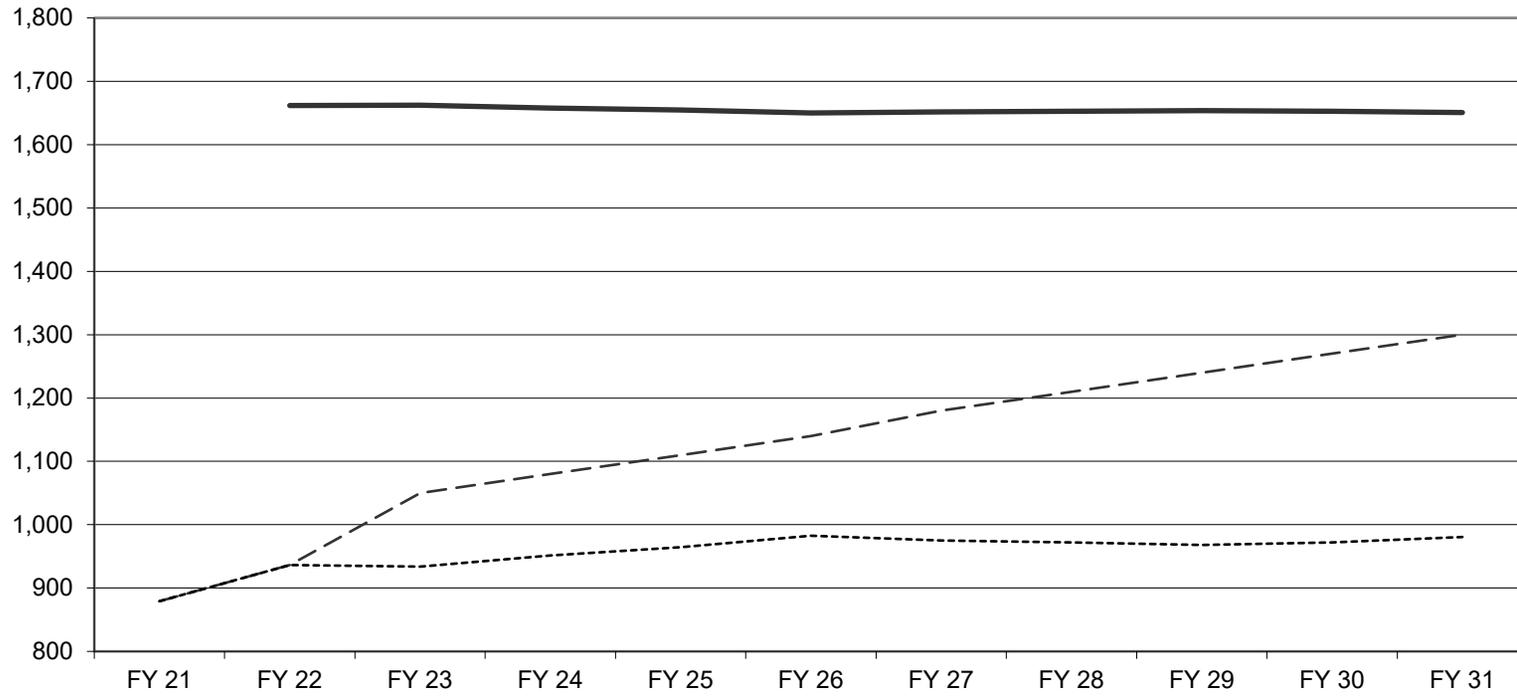
New Home Occupancies (1)  
 Show Low Unified District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
29	29	29	30	30	30	30	30	31	268

K-5 Graph  
Show Low Unified District



--- District ADM    ..... SFOB ADM    — Capacity

K-5	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
District ADM	879	936	1,050	1,080	1,110	1,140	1,180	1,210	1,240	1,270	1,300
SFOB ADM	879	936	934	951	965	983	975	972	968	972	981
Capacity		1,662	1,662	1,658	1,654	1,650	1,652	1,653	1,654	1,653	1,651





**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Show Low Unified District  
CTD – 090210  
(K-5)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
K-5 for 600 students							

**Staff Notes Regarding District’s Request:** This project was not requested last year.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
No approval							

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Show Low Unified District  
CTD – 090210  
(6-8)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
6-8 for 500 students							

**Staff Notes Regarding District’s Request:** This project was not requested last year.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
No approval							

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Show Low Unified District  
CTD – 090210  
(9-12)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
9-12 for 500 students							

**Staff Notes Regarding District’s Request:** This project was not requested last year.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
No approval							

**New Construction Analysis  
Show Low Unified District  
K - 5**

<b>K-5</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	1,644	1,644	1,644	1,644	1,644	1,644	1,644	1,644	1,644	1,644
District-funded Capacity (2)	17	18	14	10	6	8	8	9	8	6
<b>Total Student Capacity</b>	<b>1,662</b>	<b>1,662</b>	<b>1,658</b>	<b>1,654</b>	<b>1,650</b>	<b>1,652</b>	<b>1,653</b>	<b>1,654</b>	<b>1,653</b>	<b>1,651</b>

<b>District's ADM Projections</b>	<b>936</b>	<b>1,050</b>	<b>1,080</b>	<b>1,110</b>	<b>1,140</b>	<b>1,180</b>	<b>1,210</b>	<b>1,240</b>	<b>1,270</b>	<b>1,300</b>
ADM Growth Rate	6.5%	12.1%	2.9%	2.8%	2.7%	3.5%	2.5%	2.5%	2.4%	2.4%
Number of Students for which new space is required (3)		(612)	(578)	(544)	(510)	(472)	(443)	(414)	(383)	(351)

<b>SFOB Recommended ADM Projections</b>	<b>936</b>	<b>934</b>	<b>951</b>	<b>965</b>	<b>983</b>	<b>975</b>	<b>972</b>	<b>968</b>	<b>972</b>	<b>981</b>
ADM Growth Rate	6.5%	-0.3%	1.9%	1.4%	1.9%	-0.8%	-0.3%	-0.4%	0.4%	0.9%
Number of Students for which new space is required (3)		(729)	(706)	(690)	(667)	(677)	(681)	(686)	(681)	(670)

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is no approval.

**New Construction Analysis  
Show Low Unified District  
6 - 8**

<b>6-8</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	969	969	969	969	969	969	969	969	969	969
<b>Total Student Capacity</b>	<b>969</b>									

<b><i>District's ADM Projections</i></b>	<b>610</b>	<b>624</b>	<b>644</b>	<b>664</b>	<b>684</b>	<b>704</b>	<b>724</b>	<b>744</b>	<b>764</b>	<b>784</b>
ADM Growth Rate	3.6%	2.3%	3.2%	3.1%	3.0%	2.9%	2.8%	2.8%	2.7%	2.6%
Number of Students for which new space is required (2)		(345)	(325)	(305)	(285)	(265)	(245)	(225)	(205)	(185)

<b><i>SFOB Recommended ADM Projections</i></b>	<b>610</b>	<b>608</b>	<b>588</b>	<b>572</b>	<b>541</b>	<b>551</b>	<b>557</b>	<b>574</b>	<b>568</b>	<b>563</b>
ADM Growth Rate	3.6%	-0.4%	-3.3%	-2.7%	-5.4%	1.9%	1.0%	3.0%	-1.0%	-1.0%
Number of Students for which new space is required (2)		(361)	(381)	(397)	(428)	(417)	(412)	(395)	(401)	(406)

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is no approval.

**New Construction Analysis  
Show Low Unified District  
9-12**

<b>9-12</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	973	973	973	973	973	973	973	973	973	973
<b>Total Student Capacity</b>	<b>973</b>									

<b><i>District's ADM Projections</i></b>	<b>857</b>	<b>980</b>	<b>1,010</b>	<b>1,040</b>	<b>1,070</b>	<b>1,100</b>	<b>1,130</b>	<b>1,150</b>	<b>1,180</b>	<b>1,210</b>
ADM Growth Rate	5.7%	14.4%	3.1%	3.0%	2.9%	2.8%	2.7%	1.8%	2.6%	2.5%
Number of Students for which new space is required (2)		7	37	67	97	127	157	177	207	237

<b><i>SFOB Recommended ADM Projections</i></b>	<b>857</b>	<b>896</b>	<b>899</b>	<b>903</b>	<b>907</b>	<b>862</b>	<b>836</b>	<b>807</b>	<b>790</b>	<b>799</b>
ADM Growth Rate	5.7%	4.6%	0.3%	0.4%	0.5%	-4.9%	-3.0%	-3.5%	-2.1%	1.1%
Number of Students for which new space is required (2)		(76)	(74)	(70)	(66)	(110)	(136)	(166)	(183)	(174)

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is no approval.

ADM Projections  
Show Low Unified District

12/9/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 5	879	936	1,050	1,080	1,110	1,140	1,180	1,210	1,240	1,270	1,300	1,330
% change		6.5%	12.1%	2.9%	2.8%	2.7%	3.5%	2.5%	2.5%	2.4%	2.4%	2.3%
6 - 8	589	610	624	644	664	684	704	724	744	764	784	804
% change		3.6%	2.3%	3.2%	3.1%	3.0%	2.9%	2.8%	2.8%	2.7%	2.6%	2.6%
9 - 12	810	857	980	1,010	1,040	1,070	1,100	1,130	1,150	1,180	1,210	1,240
% change		5.7%	14.4%	3.1%	3.0%	2.9%	2.8%	2.7%	1.8%	2.6%	2.5%	2.5%
Total	2,278	2,403	2,654	2,734	2,814	2,894	2,984	3,064	3,134	3,214	3,294	3,374
% change		5.5%	10.4%	3.0%	2.9%	2.8%	3.1%	2.7%	2.3%	2.6%	2.5%	2.4%

<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 5	879	936	934	951	965	983	975	972	968	972	981	991
% change		6.5%	-0.3%	1.9%	1.4%	1.9%	-0.8%	-0.3%	-0.4%	0.4%	0.9%	1.1%
6 - 8	589	610	608	588	572	541	551	557	574	568	563	554
% change		3.6%	-0.4%	-3.3%	-2.7%	-5.4%	1.9%	1.0%	3.0%	-1.0%	-1.0%	-1.6%
9 - 12	810	857	896	899	903	907	862	836	807	790	799	809
% change		5.7%	4.6%	0.3%	0.4%	0.5%	-4.9%	-3.0%	-3.5%	-2.1%	1.1%	1.3%
Total	2,278	2,403	2,438	2,439	2,439	2,431	2,389	2,365	2,349	2,330	2,342	2,354
% change		5.5%	1.4%	0.0%	0.0%	-0.4%	-1.7%	-1.0%	-0.7%	-0.8%	0.5%	0.5%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 5	NA											
% change		NA										
6 - 8	NA											
% change		NA										
9 - 12	NA											
% change		NA										
Total	NA											
% change		NA										

ADM History  
Show Low Unified District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 5</b>	1,003	1,023	998	970	879	936	
<b>% change</b>		1.9%	-2.4%	-2.8%	-9.4%	6.5%	-1.4%
<b>6 - 8</b>	570	599	608	601	589	610	
<b>% change</b>		5.0%	1.5%	-1.1%	-2.1%	3.6%	1.4%
<b>9 - 12</b>	796	778	770	789	810	857	
<b>% change</b>		-2.3%	-1.0%	2.5%	2.7%	5.7%	1.5%
<b>Total</b>	2,369	2,399	2,375	2,361	2,278	2,403	
<b>% change</b>		1.3%	-1.0%	-0.6%	-3.5%	5.5%	0.3%

Square Footage and Capacity by School  
Show Low Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Show Low Preschool (5)	1,800	1,800	0	0	0	85	-
Whipple Ranch Elementary (formerly Show Low Primary School)	72,563	0	72,563	7,236	65,327	85	769
Linden Elementary School	27,320	358	26,962	1,592	25,370	85	298
Pinedale School - sale approved by SFB 8/3/11	0	0	0	0	0	85	-
Clay Springs School	9,995	9,995	0	0	0	85	-
Nikolaus Homestead Elementary School (formerly Show Low Jr. High School South) (NOT including Bldg 1010) (4)	46,436	350	46,086	0	46,086	85	542
Nikolaus Homestead Elementary School (formerly Show Low Jr. High School South) - Bldg 1010 (SFB-funded portion)	2,805	0	2,805	NA	2,805	80	35
Nikolaus Homestead Elementary School (formerly Show Low Jr. High School South) - Bldg 1010 (District-funded portion) (3)	17,971	17,971	0	NA	0	80	-
District funded addition Nikolaus Homestead bldg. 1011 (FY 17)	1,848	463	1,385	NA	1,385	80	17
<b>Total K-5</b>	<b>180,738</b>	<b>30,937</b>	<b>149,801</b>	<b>8,828</b>	<b>139,588</b>		<b>1,662</b>
Show Low Junior High (formerly Show Low Intermediate School)	105,639	6,767	98,872	6,832	92,040	95	969
<b>Total 6-8</b>	<b>105,639</b>	<b>6,767</b>	<b>98,872</b>	<b>6,832</b>	<b>92,040</b>		<b>969</b>
Show Low High School	131,609	2,717	128,892	12,100	116,792	127	920
Show Low High School Annex (formerly White Mountain Institute)	14,560	9,870	4,690	469	4,221	127	33
Show Low Junior High bldg. 1017	2,812	0	2,812	281	2,531	127	20
<b>Total 9-12</b>	<b>148,981</b>	<b>12,587</b>	<b>136,394</b>	<b>12,850</b>	<b>123,544</b>		<b>973</b>
(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.							
(3) See Local Funds page for projected excluded area by year, which fluctuates with ADM.							
(4) Building 1002, 1003, and 1004 resurrected 4/22/22							
(5) Board approved reconfiguration of Show Low Preschool from academic space to district administrative space 8/3/22							
Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.							
Note: SFB was replaced by the SFOB effective 9/29/21.							

Local Funds Report  
 Show Low Unified District

12/9/2022

K-5 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Clay Springs	292								
Nikolaus Homestead Elementary School (formerly Show Low Junior High School South) bldg 1010	17,971								
Nikolaus Homestead ES bldg. 1011 (FY 17)	1,848								
Cumulative Total	20,111	20,111	20,111	20,111	20,111	20,111	20,111	20,111	20,111
ADM Projections	936	934	951	965	983	975	972	968	972
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	18,726	18,672	19,028	19,294	19,652	19,501	19,438	19,356	19,437
Square Footage to be built in excess of 25% threshold (1)	1,385	1,439	1,083	817	459	610	673	755	674
Capacity of excess square footage	17	18	14	10	6	8	8	9	8

Local Funds Report  
Show Low Unified District

12/9/2022

6-8 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Show Low JHS (formerly Show Low IS) bldg. 1018 (FY 09)	1,680								
Show Low JHS (formerly Show Low IS) bldg. 1019 (FY 09)	1,716								
Show Low JHS (formerly Show Low IS) bldg. 1019 (FY 21)	2,812								
Cumulative Total	6,208	6,208	6,208	6,208	6,208	6,208	6,208	6,208	6,208
ADM Projections	610	608	588	572	541	551	557	574	568
x Minimum adequacy factor	82.7	82.7	82.7	82.7	82.7	82.7	82.7	82.7	82.7
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	12,614	12,566	12,157	11,829	11,185	11,400	11,518	11,866	11,748
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0

9-12 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30
Show Low High School bldg 1012	-								
White Mountain Institute bldg 1006	9,870								
Show Low HS bldg. 1013 (FY 20)	244								
Show Low HS bldg. 1014 (FY 20)	1,782								
Cumulative Total	11,896	11,896	11,896	11,896	11,896	11,896	11,896	11,896	11,896
ADM Projections	857	896	899	903	907	862	836	807	790
x Minimum adequacy factor	120	120	120	120	120	120	120	120	120
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	25,703	26,890	26,975	27,079	27,218	25,874	25,094	24,216	23,705
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0

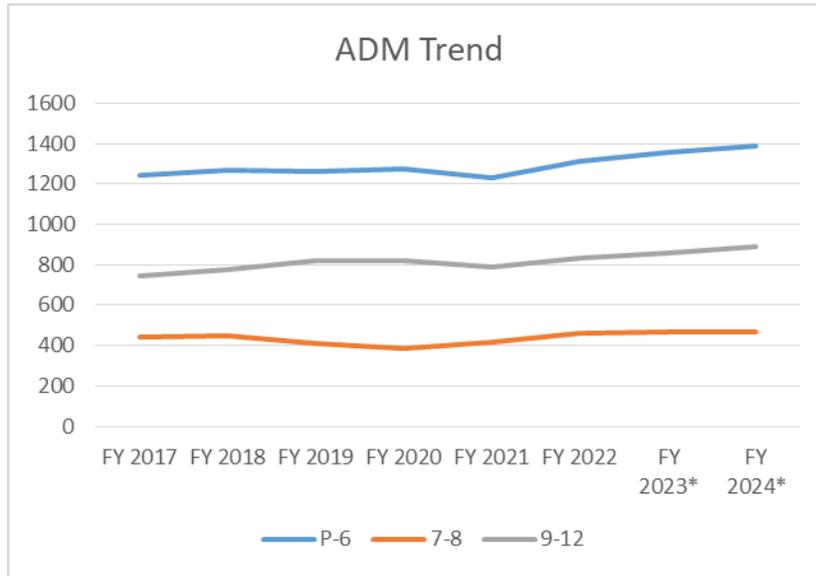
(1) per A.R.S. 41-5711 E.6.

## Snowflake Unified School District

### District Overview

Snowflake Unified School District is located in Navajo County. The district currently has four K-6 schools, one 7-8 school, and one 9-12 school.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## Snowflake Unified School District

Snowflake Unified School District is K-12 and houses 6 schools located in Navajo County, Arizona.

The District primarily serves the City of Snowflake with approximately 6,000 people, growing 0.83% annually, and its population has increased by 1.67% since the most recent census.<sup>1</sup> The major industries are Novo Power, Copperstate Farms, Smithfield, Northland Pioneer College, Snowflake Unified School District, and the Town of Snowflake.<sup>2</sup> One of the most active development projects is that of Bellybutton Center, seven acres of land in Snowflake, that developers want to turn into a mixed use property consisting of commercial and retail space, which was purchased 14 years ago.<sup>3</sup> Research from the Arizona Commerce Authority details that Snowflake is served by a short-line, Apache Railway, that connects to the BNSF mainline, providing service from the east to the west. This, along with other key infrastructure, such as the Coconino Aquifer, is expected to attract other industries to the area.<sup>4</sup>

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<sup>1</sup> Our Community. (2022, December 12). Snowflake Unified School District #5.

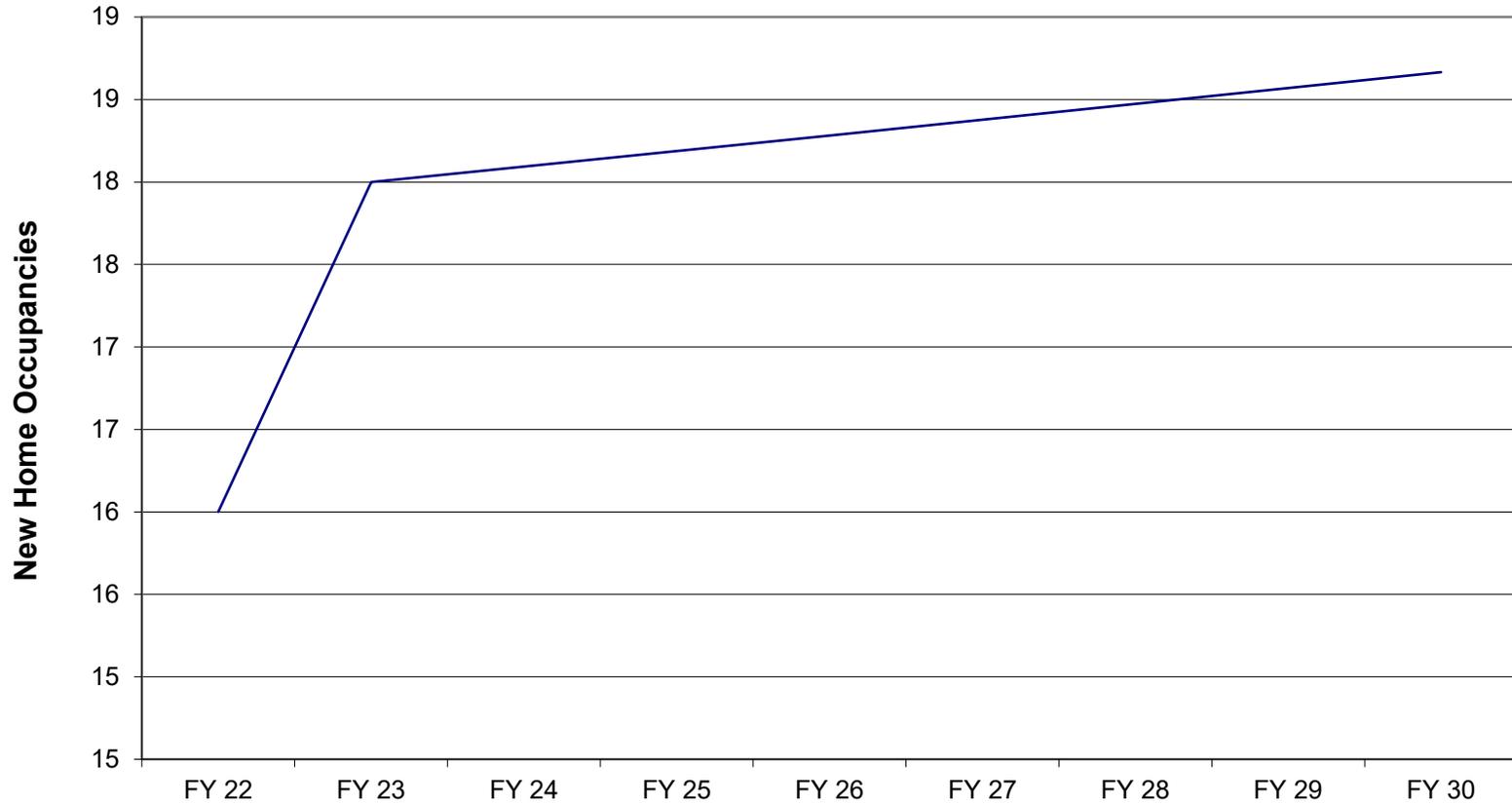
<https://www.susd5.org/o/snowflakeusd5/page/our-community>

<sup>2</sup> Vital Statistics. (2021, June 8). Town of Snowflake, Arizona. <https://www.snowflakeaz.gov/economic-resources/vital-statistics/>

<sup>3</sup> Knapp, B. (2021, December 21). New development in Snowflake offers retailers growth opportunities. White Mountain Independent. [https://www.wmicentral.com/news/latest\\_news/new-development-in-snowflake-offers-retailers-growth-opportunities/article\\_95046b7e-df2a-59e4-8198-c0b0fd9ace75.html](https://www.wmicentral.com/news/latest_news/new-development-in-snowflake-offers-retailers-growth-opportunities/article_95046b7e-df2a-59e4-8198-c0b0fd9ace75.html)

<sup>4</sup> Community profile: Snowflake. (n.d.). Arizona Commerce Authority Profiles. Retrieved December 12, 2022, from <https://www.azcommerce.com/a/profiles/ViewProfile/114/Snowflake/>

New Home Occupancies (1)  
Snowflake Unified District



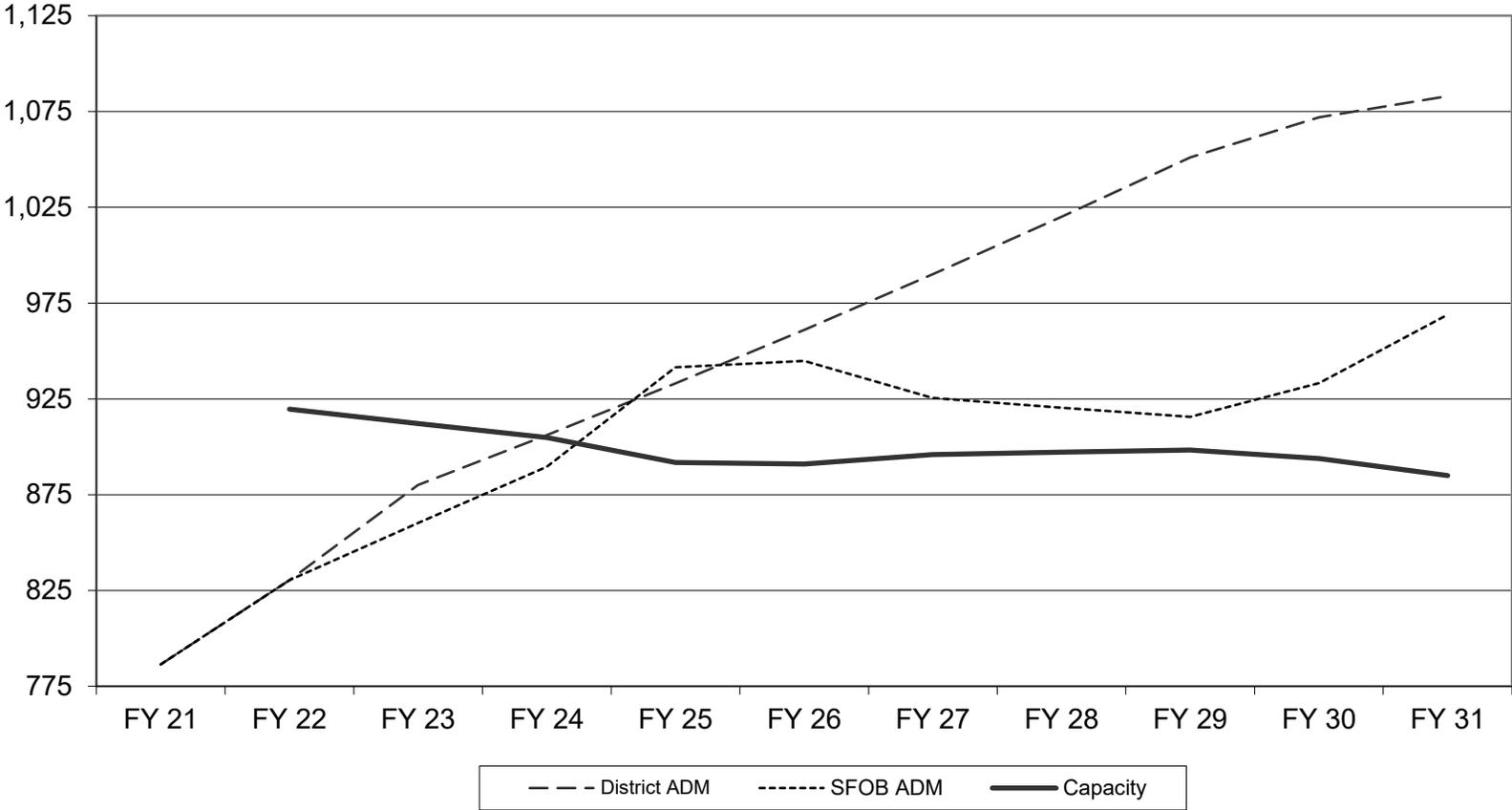
(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
16	18	18	18	18	18	18	19	19	163





9-12 Graph  
Snowflake Unified District



9-12	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
District ADM	786	830	880	906	933	961	990	1,020	1,051	1,072	1,083
SFOB ADM	786	830	860	890	941	945	925	920	916	933	969
Capacity		920	912	905	892	891	896	897	898	894	885

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Snowflake Unified District  
CTD – 090205  
(7-8)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
7-8 for 130 students							

**Staff Notes Regarding District’s Request:** This project was not requested last year. The District owns land for this project.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
					7-8 for 100 students *		

Note: The actual capacity a 7-8 school for 100 students in this district would be 119 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Snowflake Unified District  
CTD – 090205  
(9-12)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
				9-12 for 150 students			

**Staff Notes Regarding District’s Request:** This project was not requested last year. The District indicated land may need to be purchased for this school.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
		9-12 for 84 students *					

**Note:** The actual capacity of a 9-12 school for 84 students in this district is 94 students.

**New Construction Analysis  
Snowflake Unified District  
7 - 8**

<b>7-8</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	473	473	473	473	473	473	473	473	473	473
<b>Total Student Capacity</b>	<b>473</b>									

<b>District's ADM Projections</b>	<b>458</b>	<b>481</b>	<b>496</b>	<b>510</b>	<b>525</b>	<b>541</b>	<b>557</b>	<b>574</b>	<b>586</b>	<b>591</b>
ADM Growth Rate	9.8%	5.1%	3.1%	2.8%	2.9%	3.0%	3.0%	3.1%	2.1%	0.9%
Number of Students for which new space is required (2)		8	23	37	52	68	84	101	113	118

<b>SFOB Recommended ADM Projections</b>	<b>458</b>	<b>469</b>	<b>464</b>	<b>448</b>	<b>448</b>	<b>459</b>	<b>475</b>	<b>500</b>	<b>516</b>	<b>533</b>
ADM Growth Rate	9.8%	2.5%	-1.1%	-3.5%	0.0%	2.4%	3.6%	5.2%	3.2%	3.4%
Number of Students for which new space is required (2)		(3)	(9)	(25)	(25)	(14)	2	27	43	61

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
TBD / New School	7-8	100	100	10,000	119	FY 28

**New Construction Analysis  
Snowflake Unified District  
9-12**

<b>9-12</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	772	772	772	772	772	772	772	772	772	772
District-funded Capacity (2)	147	140	133	120	119	124	125	126	122	113
<b>Total Student Capacity</b>	<b>920</b>	<b>912</b>	<b>905</b>	<b>892</b>	<b>891</b>	<b>896</b>	<b>897</b>	<b>898</b>	<b>894</b>	<b>885</b>

<b>District's ADM Projections</b>	<b>830</b>	<b>880</b>	<b>906</b>	<b>933</b>	<b>961</b>	<b>990</b>	<b>1,020</b>	<b>1,051</b>	<b>1,072</b>	<b>1,083</b>
ADM Growth Rate	5.6%	6.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	2.0%	1.0%
Number of Students for which new space is required (3)		(32)	1	41	70	94	123	153	178	198

<b>SFOB Recommended ADM Projections</b>	<b>830</b>	<b>860</b>	<b>890</b>	<b>941</b>	<b>945</b>	<b>925</b>	<b>920</b>	<b>916</b>	<b>933</b>	<b>969</b>
ADM Growth Rate	5.6%	3.6%	3.4%	5.8%	0.4%	-2.1%	-0.6%	-0.5%	1.9%	3.8%
Number of Students for which new space is required (3)		(52)	(15)	50	54	30	23	17	39	84

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to approve:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Cost per SF	Approval Total	Actual Capacity
TBD / New School	9-12	84	134	11,256	\$396.69	\$4,465,143	94

ADM Projections  
Snowflake Unified District

12/14/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 6	1,231	1,312	1,363	1,404	1,446	1,490	1,534	1,580	1,627	1,659	1,676
% change		6.5%	3.9%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	2.0%	1.0%
7 - 8	417	458	481	496	510	525	541	557	574	586	591
% change		9.8%	5.1%	3.1%	2.8%	2.9%	3.0%	3.0%	3.1%	2.1%	0.9%
9 - 12	786	830	880	906	933	961	990	1,020	1,051	1,072	1,083
% change		5.6%	6.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	2.0%	1.0%
Total	2,435	2,600	2,724	2,806	2,889	2,976	3,065	3,157	3,252	3,317	3,350
% change		6.8%	4.8%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	2.0%	1.0%

<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 6	1,231	1,312	1,354	1,386	1,430	1,464	1,511	1,551	1,588	1,621	1,651
% change		6.5%	3.2%	2.4%	3.2%	2.4%	3.3%	2.6%	2.4%	2.1%	1.8%
7 - 8	417	458	469	464	448	448	459	475	500	516	533
% change		9.8%	2.5%	-1.1%	-3.5%	0.0%	2.4%	3.6%	5.2%	3.2%	3.4%
9 - 12	786	830	860	890	941	945	925	920	916	933	969
% change		5.6%	3.6%	3.4%	5.8%	0.4%	-2.1%	-0.6%	-0.5%	1.9%	3.8%
Total	2,435	2,600	2,683	2,740	2,819	2,856	2,895	2,947	3,003	3,070	3,153
% change		6.8%	3.2%	2.1%	2.9%	1.3%	1.4%	1.8%	1.9%	2.2%	2.7%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
K - 6	NA										
% change		NA									
7 - 8	NA										
% change		NA									
9 - 12	NA										
% change		NA									
Total	NA										
% change		NA									

ADM History  
Snowflake Unified District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 6</b>	1,245	1,265	1,260	1,271	1,231	1,312	
<b>% change</b>		1.7%	-0.4%	0.9%	-3.1%	6.5%	1.1%
<b>7 - 8</b>	441	447	409	385	417	458	
<b>% change</b>		1.3%	-8.5%	-5.8%	8.2%	9.8%	0.7%
<b>9 - 12</b>	744	773	819	817	786	830	
<b>% change</b>		3.8%	6.0%	-0.3%	-3.8%	5.6%	2.2%
<b>Total</b>	2,430	2,485	2,488	2,473	2,435	2,600	
<b>% change</b>		2.2%	0.1%	-0.6%	-1.6%	6.8%	1.4%

Square Footage and Capacity by School  
Snowflake Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Snowflake Intermediate School	35,990	2,156	33,834	588	33,246	85	391
Taylor Elementary School	44,405	2,026	42,379	0	42,379	85	499
Taylor Intermediate School (excluding bldg 1002)	34,127	2,060	32,067	3,207	28,860	85	340
Taylor Intermediate School (bldg 1002) (2)	2,001	2,001	0	NA	0	80	0
Highland Primary School (excluding bldg 1004)	44,064	7,843	36,221	0	36,221	85	426
Highland Primary School (bldg 1004) (3)	5,808	0	5,808	NA	5,808	80	73
Special Services (K-6 portion) (4)	14,888	13,848	1,040	104	936	85	11
<b>Total K-6</b>	<b>181,283</b>	<b>29,934</b>	<b>151,349</b>	<b>3,899</b>	<b>147,450</b>		<b>1,739</b>
Snowflake Junior High School	52,603	2,898	49,705	2,726	46,979	100	470
Special Services (7-8 portion) (4)	4,581	4,261	320	32	288	100	3
<b>Total 7-8</b>	<b>57,184</b>	<b>7,159</b>	<b>50,025</b>	<b>2,758</b>	<b>47,267</b>		<b>473</b>
Snowflake High School	138,191	33,375	104,816	7,325	97,491	127	768
Snowflake High School (bldgs 1023 - 1025) (2)	2,800	2,800	0	NA	0	120	0
Snowflake High School (bldg 1026) (2) (5)	40,443	22,751	17,692	NA	17,692	120	147
Special Services (9-12 portion) (4)	9,162	8,522	640	64	576	127	5
<b>Total 9-12</b>	<b>190,596</b>	<b>67,448</b>	<b>123,148</b>	<b>7,389</b>	<b>115,759</b>		<b>920</b>
(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.							
(2) District-funded additional space.							
(3) SFB-funded additional space.							
(4) K-12 square footage pro-rated assuming an equal distribution among grade levels.							
(5) Excluded area varies by year based on ADM. See Local Funds page.							
Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.							
Note: SFB was replaced by the SFOB effective 9/29/21.							

Local Funds Report  
Snowflake Unified District

12/14/2022

K-6 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Taylor Elementary bldg. 1008 (FY 11)	2,026									
Highland Primary bldg. 1005 (FY 11)	7,236									
Taylor Intermediate bldg. 1002 (FY 03)	2,001									
Taylor Intermediate bldg. 1004 (FY 11)	-									
Snowflake Intermediate bldg. 1007 (FY 11)	2,156									
Cumulative Total	13,419	13,419	13,419	13,419	13,419	13,419	13,419	13,419	13,419	13,419
ADM Projections	1,312	1,354	1,386	1,430	1,464	1,511	1,551	1,588	1,621	1,651
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	26,237	27,076	27,719	28,596	29,271	30,228	31,021	31,757	32,430	33,015
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	-	-	-	-	-	-	-	-	-

7-8 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Snowflake Junior High bldg 1009 (FY 03)	616									
Snowflake Junior High bldg 1010 (FY 11)	2,282									
Cumulative Total	2,898	2,898	2,898	2,898	2,898	2,898	2,898	2,898	2,898	2,898
ADM Projections	458	469	464	448	448	459	475	500	516	533
x Minimum adequacy factor	84	84	84	84	84	84	84	84	84	84
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	9,613	9,857	9,747	9,406	9,404	9,631	9,978	10,498	10,831	11,203
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0

Prior

Local Funds Report  
Snowflake Unified District

12/14/2022

9-12 Square Footage	Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Snowflake High School bldg 1023 (FY 04)	2,160									
Snowflake High School bldg 1026 (FY 06)	40,443									
Cumulative Total	42,603	42,603	42,603	42,603	42,603	42,603	42,603	42,603	42,603	42,603
ADM Projections	830	860	890	941	945	925	920	916	933	969
x Minimum adequacy factor	120	120	120	120	120	120	120	120	120	120
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	24,911	25,804	26,689	28,242	28,346	27,765	27,611	27,468	27,997	29,068
Square Footage to be built in excess of 25% threshold (1)	17,692	16,799	15,914	14,361	14,257	14,838	14,992	15,135	14,606	13,535
Capacity of excess square footage	147	140	133	120	119	124	125	126	122	113

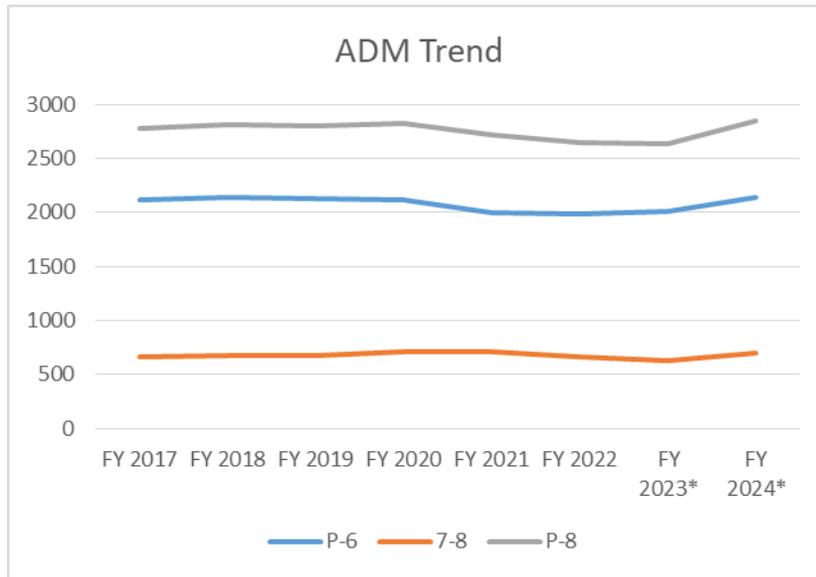
(1) per A.R.S. 41-5711 E.6.

## Somerton Elementary School District

### District Overview

Somerton Elementary School District is located near the southwest corner of the state sharing a border with California on the west and Mexico on the south. It serves the communities of Somerton, San Luis, and nearby areas. The district currently has four K-6 elementary schools and one 7-8 middle school. Two additional state-funded K-6 schools are under construction and nearing completion.

### District ADM History



FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

### **Somerton Elementary School District**

Somerton Elementary School District is a PK-8 institution that primarily serves Somerton, Arizona, residents in Yuma County, and is 12 miles from the Mexican border. The community is small and rural, and the district is the only avenue for students to receive pre-primary, primary, and pre-secondary education in the area.<sup>1</sup>

Research from the Arizona Commerce Authority details that agriculture, medical services, and tourism are the primary economic activities in the local economy.<sup>2</sup> Its proximity to the international border attracts tourists and helps local small businesses stay afloat. Within the past year, Housing America, a non-profit organization, has helped residents achieve home ownership or find affordable rental housing. The Housing America's Board of Directors for Yuma County estimates that over 500 homes have been built, helping the community build a long-term, lasting community of residents and attracting developers to partner with the organization.<sup>3</sup>

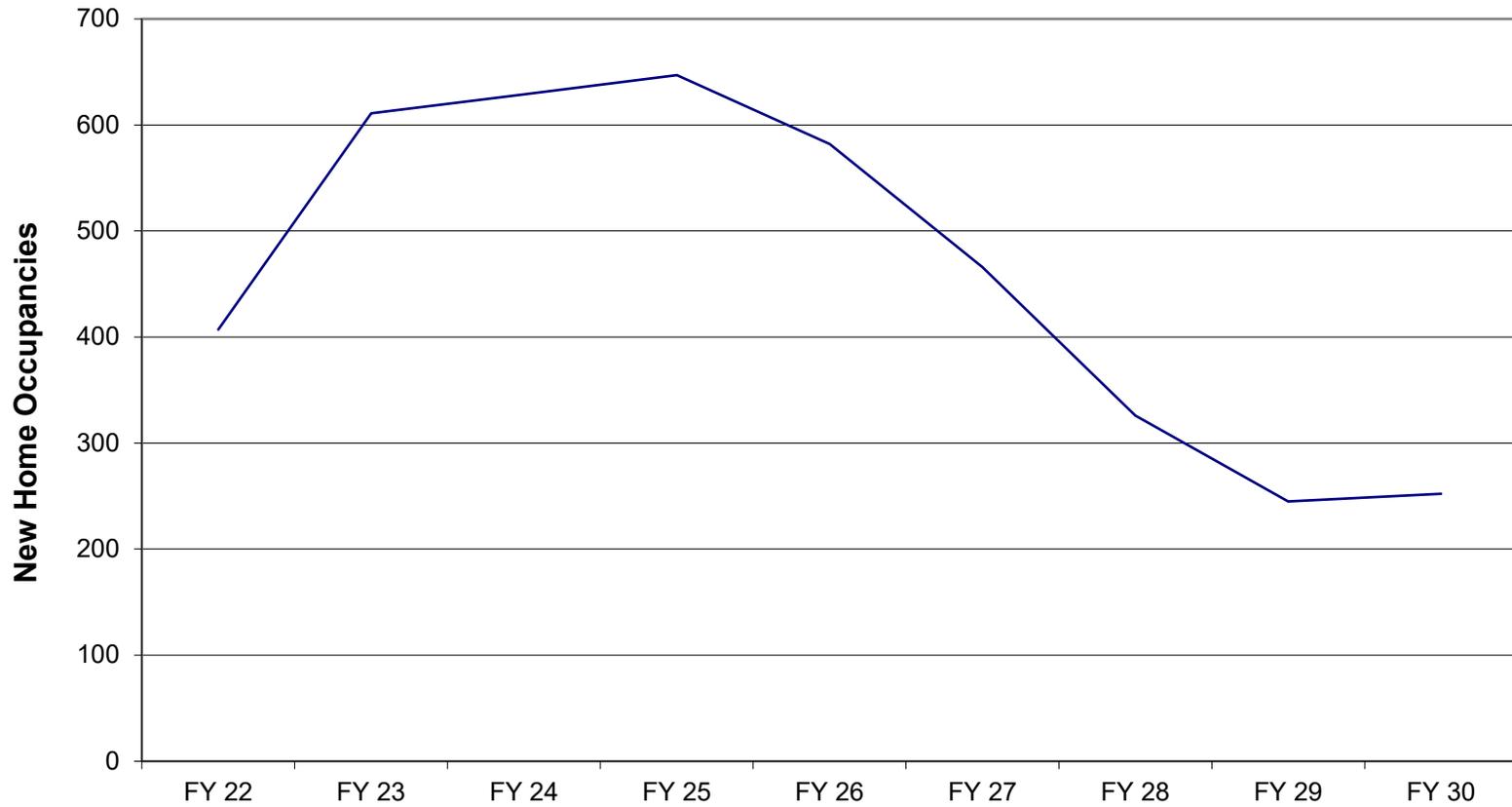
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<sup>1</sup> ACS School District Profile 2016-20. (n.d.). <https://nces.ed.gov/Programs/Edge/ACSDashboard/0407890>

<sup>2</sup> Community profile: Somerton. (n.d.). Arizona Commerce Authority Profiles. Retrieved December 12, 2022, from <https://www.azcommerce.com/a/profiles/ViewProfile/115/Somerton/>

<sup>3</sup> Calderón, V. (2022, April 21). Housing America helps future homeowners through self-help program in Somerton and Yuma County. KAWC. <https://www.kawc.org/news/2022-04-21/housing-america-helps-future-homeowners-through-self-help-program-in-somerton-and-yuma-county>

New Home Occupancies (1)  
Somerton Elementary District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
407	611	629	647	582	466	326	245	252	4,165





**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Somerton Elementary District  
CTD – 140411  
(K-6)**

**District New Construction Request**

<b>FY 23</b> (7/1/22-6/30/23)	<b>FY 24</b> (7/1/23-6/30/24)	<b>FY 25</b> (7/1/24-6/30/25)	<b>FY 26</b> (7/1/25-6/30/26)	<b>FY 27</b> (7/1/26-6/30/27)	<b>FY 28</b> (7/1/27-6/30/28)	<b>FY 29</b> (7/1/28-6/30/29)	<b>FY 30</b> (7/1/29-6/30/30)
	K-6 space for 250 students (010N)	K-6 for 500 students					

**Staff Notes Regarding District’s Request:** Project 010N was held for consideration last year for 14 students to open in FY 25. The District owns land for these projects.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> (7/1/22-6/30/23)	<b>FY 24</b> (7/1/23-6/30/24)	<b>FY 25</b> (7/1/24-6/30/25)	<b>FY 26</b> (7/1/25-6/30/26)	<b>FY 27</b> (7/1/26-6/30/27)	<b>FY 28</b> (7/1/27-6/30/28)	<b>FY 29</b> (7/1/28-6/30/29)	<b>FY 30</b> (7/1/29-6/30/30)
					K-6 space for 250 students (010N) *		

**Note:** The actual capacity of K-6 space for 250 students in this district would be 281 students.

**\* Not approved for funding within the current two-year window. Held for consideration for possible future funding per A.R.S. 41-5741 D. (2). Subject to change in future review.**

**New Construction Analysis  
Somerton Unified District  
K - 6**

<b>K-6</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943	1,943
SFB-approved 008N (1)	281	281	281	281	281	281	281	281	281	281
SFB-approved 009N (1)	281	281	281	281	281	281	281	281	281	281
District-funded Capacity (2)	65	59	26	-	-	-	-	-	-	-
<b>Total Student Capacity</b>	<b>2,570</b>	<b>2,565</b>	<b>2,531</b>	<b>2,505</b>						

<b>District's ADM Projections</b>	<b>1,986</b>	<b>2,218</b>	<b>2,345</b>	<b>2,766</b>	<b>3,005</b>	<b>3,344</b>	<b>3,833</b>	<b>4,547</b>	<b>5,598</b>	<b>7,155</b>
ADM Growth Rate	-0.1%	11.7%	5.7%	18.0%	8.6%	11.3%	14.6%	18.6%	23.1%	27.8%
Number of Students for which new space is required (3)		(347)	(186)	261	500	839	1,328	2,042	3,093	4,650

<b>SFOB Recommended ADM Projections</b>	<b>1,986</b>	<b>2,010</b>	<b>2,145</b>	<b>2,277</b>	<b>2,410</b>	<b>2,486</b>	<b>2,561</b>	<b>2,599</b>	<b>2,659</b>	<b>2,732</b>
ADM Growth Rate	-0.1%	1.2%	6.7%	6.1%	5.9%	3.1%	3.0%	1.5%	2.3%	2.7%
Number of Students for which new space is required (3)		(555)	(386)	(229)	(95)	(19)	56	94	154	227

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is to hold for consideration for possible future funding:

Project Number / Description	Grade Config.	Design Capacity	SF per Student	Square Feet	Actual Capacity	Open FY
010N - Additional space at existing school	K-6	250	90	22,500	281	FY 28

ADM Projections  
Somerton Elementary District

12/9/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 6	1,988	1,986	2,218	2,345	2,766	3,005	3,344	3,833	4,547	5,598	7,155	9,468
% change		-0.1%	11.7%	5.7%	18.0%	8.6%	11.3%	14.6%	18.6%	23.1%	27.8%	32.3%
7 - 8	710	664	620	656	707	778	879	1,025	1,239	1,553	2,018	2,709
% change		-6.4%	-6.7%	5.8%	7.8%	10.0%	13.0%	16.6%	20.9%	25.3%	29.9%	34.2%
Total	2,698	2,650	2,838	3,001	3,473	3,783	4,223	4,858	5,786	7,151	9,173	12,177
% change		-1.8%	7.1%	5.7%	15.7%	8.9%	11.6%	15.0%	19.1%	23.6%	28.3%	32.7%

<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 6	1,988	1,986	2,010	2,145	2,277	2,410	2,486	2,561	2,599	2,659	2,732	2,800
% change		-0.1%	1.2%	6.7%	6.1%	5.9%	3.1%	3.0%	1.5%	2.3%	2.7%	2.5%
7 - 8	710	664	631	702	774	804	831	832	831	859	859	877
% change		-6.4%	-5.1%	11.4%	10.3%	3.9%	3.4%	0.0%	-0.1%	3.3%	0.0%	2.1%
Total	2,698	2,650	2,640	2,847	3,051	3,215	3,317	3,393	3,430	3,517	3,590	3,677
% change		-1.8%	-0.4%	7.8%	7.2%	5.4%	3.2%	2.3%	1.1%	2.6%	2.1%	2.4%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 6	1,988	1,963	2,058	2,256	2,519	2,516	2,495	2,508	2,524	2,520	2,720	NA
% change		-1.3%	4.9%	9.6%	11.7%	-0.1%	-0.8%	0.5%	0.7%	-0.2%	8.0%	NA
7 - 8	710	677	672	748	880	871	874	867	792	774	787	NA
% change		-4.7%	-0.8%	11.3%	17.7%	-1.0%	0.3%	-0.9%	-8.6%	-2.3%	1.7%	NA
Total	2,698	2,639	2,730	3,004	3,399	3,388	3,369	3,374	3,317	3,294	3,507	NA
% change		-2.2%	3.4%	10.0%	13.2%	-0.3%	-0.5%	0.1%	-1.7%	-0.7%	6.5%	NA

ADM History  
Somerton Elementary District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>K - 6</b>	2,117	2,142	2,126	2,112	1,988	1,986	
<b>% change</b>		1.2%	-0.7%	-0.7%	-5.9%	-0.1%	-1.3%
<b>7 - 8</b>	666	672	674	711	710	664	
<b>% change</b>		1.0%	0.3%	5.5%	-0.2%	-6.4%	0.0%
<b>Total</b>	2,783	2,814	2,800	2,823	2,698	2,650	
<b>% change</b>		1.1%	-0.5%	0.8%	-4.4%	-1.8%	-1.0%

Square Footage and Capacity by School  
Somerton Elementary District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Orange Grove Elementary School	31,000	0	31,000	0	31,000	85	365
District-funded addition to Orange Grove (2)	5,400	3,500	1,900	NA	1,900	80	24
Desert Sonora Elementary	41,142	0	41,142	0	41,142	85	484
District-funded addition to Desert Sonora (2)	10,894	10,894	0	NA	0	80	-
Tierra del Sol Elementary	75,679	0	75,679	7,568	68,111	85	801
District-funded addition to Tierra del Sol (2)	6,796	4,405	2,391	NA	2,391	80	30
SFB-funded core Valle Del Encanto Learning Center (3)	23,400	0	23,400	NA	23,400	80	293
District-funded addition to Valle Del Encanto (2)	28,835	27,897	938	0	938	80	12
SFB-approved 008N - Bravie T. Soto Elementary School	22,500	0	22,500	NA	22,500	80	281
SFB-approved 009N - Sun Valley Elementary School	22,500	0	22,500	NA	22,500	80	281
<b>Total K-6</b>	<b>268,146</b>	<b>46,696</b>	<b>221,450</b>	<b>7,568</b>	<b>213,882</b>		<b>2,570</b>
Somerton Middle School	78,249	9,060	69,189	0	69,189	100	692
SFB-funded addition to Somerton Middle School (4)	24,870	0	24,870	NA	24,870	84	296
<b>Total 7-8</b>	<b>103,119</b>	<b>9,060</b>	<b>94,059</b>	<b>0</b>	<b>94,059</b>		<b>988</b>
(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.							
(2) See Local Funds page for excluded area which varies by year based on ADM.							
(3) The build-out of this school was funded by the district.							
(4) SFB originally approved 24,168 SF, but district reported 24,870 SF actually built (additional square footage came in under budget, and therefore was funded by SFB also).							
Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.							
Note: SFB was replaced by the SFOB effective 9/29/21.							

Local Funds Report  
Somerton Elementary District

12/9/2022

K-6 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Valle del Encanto additions	26,168									
Desert Sonora School (FY 17)	3,920									
Tierra Del Sol Elementary Expansion (FY 18)	5,953									
Tierra Del Sol Elementary Expansion (FY 18)	843									
Valle Del Encanto Expansion (FY 18)	2,667									
Orange Grove Media Center (FY 18)	5,400									
Cumulative Total	44,951	44,951	44,951	44,951	44,951	44,951	44,951	44,951	44,951	44,951
ADM Projections	1,986	2,010	2,145	2,277	2,410	2,486	2,561	2,599	2,659	2,732
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	39,720	40,191	42,893	45,530	48,206	49,715	51,225	51,971	53,172	54,631
Square Footage to be built in excess of 25% threshold (1)	5,231	4,760	2,058	0	0	0	0	0	0	0
Capacity of excess square footage	65	59	26	0	0	0	0	0	0	0

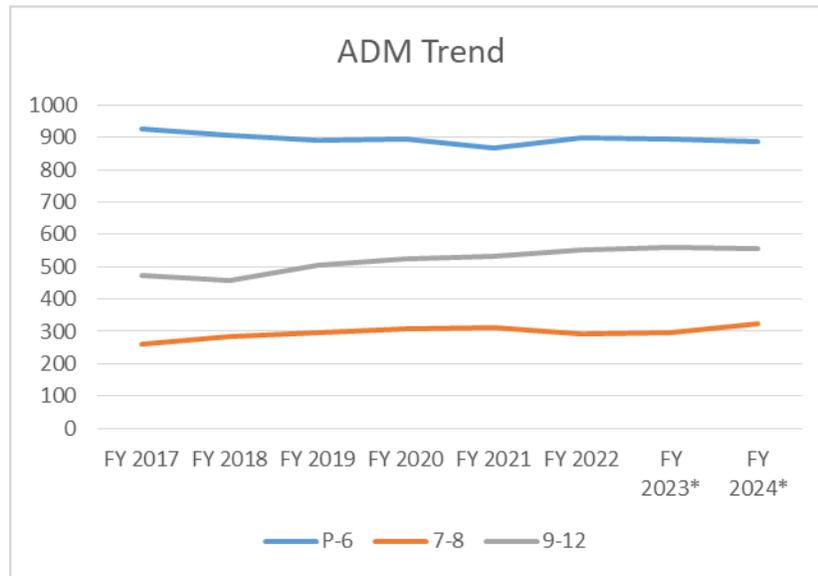
(1) per A.R.S. 41-5711 E.6.

## Thatcher Unified School District

### District Overview

Thatcher Unified School District is located in Graham County. The district currently has three K-6 schools, one 7-8 school, and one 9-12 school.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## Thatcher Unified School District

Thatcher Unified School District (USD) serves the Town of Thatcher and the surrounding area. Thatcher USD grew from 7,416 in 2010 to 8,224 in 2020.<sup>1</sup> This represents a 10.9 percent increase in population over the 10-year period. The largest population center the districts serves is the Town of Thatcher which is home to 5,332 residents with a median age of 32.<sup>2</sup> The Town of Thatcher is also home to all five of the district's schools.<sup>3</sup>

Located in Graham County, Thatcher is quickly becoming a vibrant economic player in the region due to its geographic location and boasts some of the region's prime retail locations with sales in the region exceeding \$840 million annually and growing.<sup>4</sup> Mining activities are key to local industry as well. Freeport-McMoRan Copper & Gold, Inc. operate two facilities in the region, contributing more than \$435 million annually to the regional economy.<sup>5</sup> Graham County's average wage in 2021 was up 3.3% from 2020 however, average annual wages in the area remain lower than the statewide average.<sup>6</sup> Graham County's labor force is a similar picture. Total civilian labor force has been increasing and was at 16,120 in October 2022; even so this was 2.3 percent short of the labor force size one year prior.<sup>7</sup> Graham County's unemployment rate has remained steady since 2021; currently sitting at 4.2 percent in October 2022.<sup>8</sup> There are about 1,828 housing units in Thatcher, with 6 new developments having been completed throughout fiscal year 2022.<sup>9</sup> However, total new home construction in Graham County was 181 in 2021, a slight decrease from 187 in 2020.<sup>10</sup>

Thatcher USD and the surrounding area it serves are still rebounding on multiple economic indicators and it remains to be seen if recent declines in new home construction is short-term. Even so, Thatcher USD shows potential for future growth.

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<sup>1</sup> U.S. Census Bureau.

<sup>2</sup> Town of Thatcher, *Graham County Economic Summary*, by University of Arizona and Economic and Business Research Center, <https://thatchernow.com/county-economic-summary> (accessed 12/10/2022); See footnote 1.

<sup>3</sup> U.S. Department of Education, National Center for Education Statistics; Thatcher Unified School District # 4, <https://www.thatcherud.org/> (accessed 12/10/2022).

<sup>4</sup> Arizona Commerce Authority, *Community Profile for Thatcher*, by Arizona Commerce Authority, 2018, <https://www.azcommerce.com/a/profiles/ViewProfile/127/Thatcher/> (accessed 12/10/2022).

<sup>5</sup> Ibid.

<sup>6</sup> Southeast Arizona Economic Development Group, *Graham County Economic Data, Statistics & Info*, <https://saeconomics.com/graham-county> (accessed 12/10/2022).

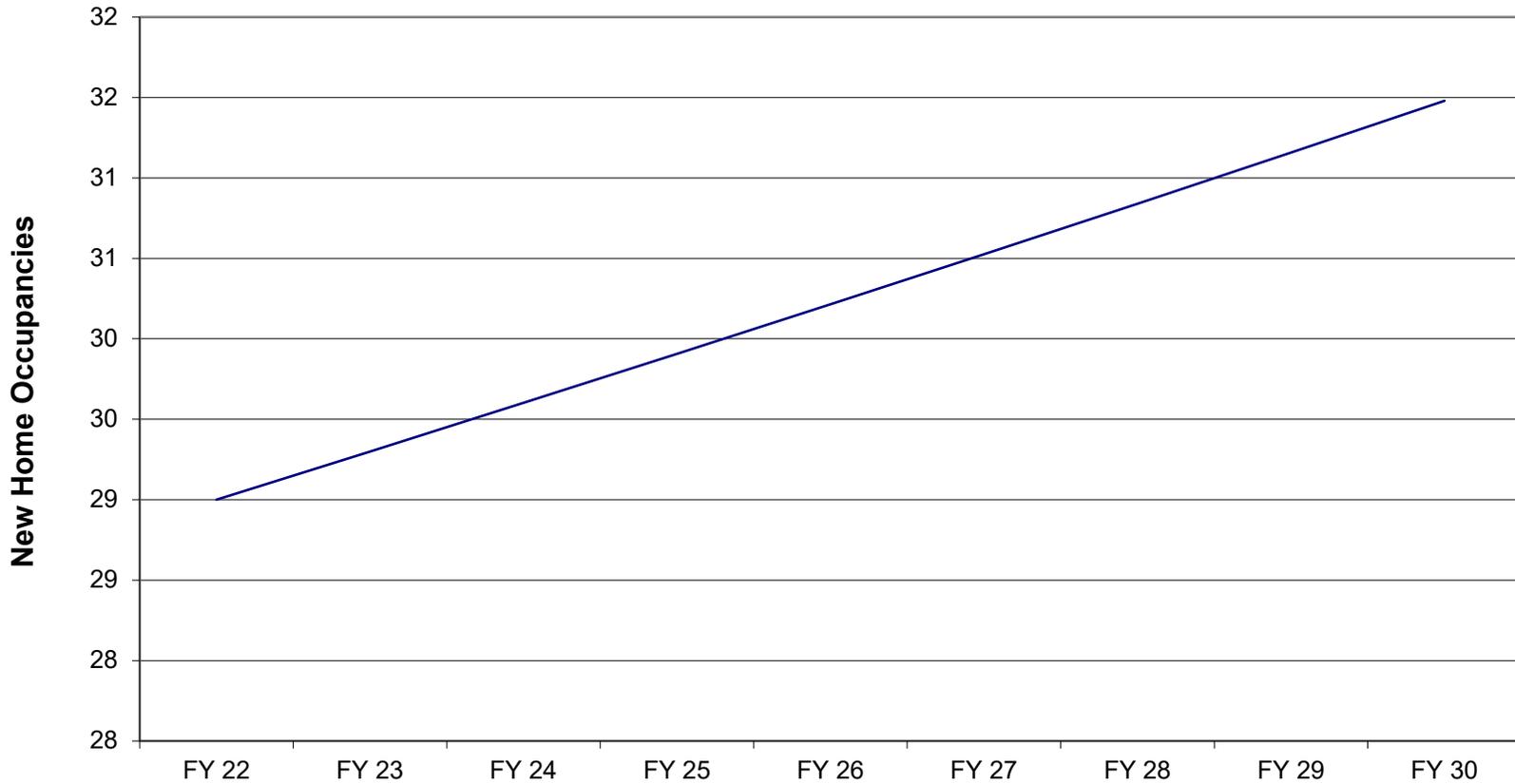
<sup>7</sup> See footnote 2.

<sup>8</sup> See footnote 2.

<sup>9</sup> See footnote 1; Graham County Planning & Zoning Department.

<sup>10</sup> See footnote 6.

New Home Occupancies (1)  
Thatcher Unified District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	Total
29	29	30	30	30	31	31	31	31	272







**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Thatcher Unified District  
CTD – 050204  
K-6**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			K-2 space for 415 students				

**Staff Notes Regarding District’s Request:** This project was not requested last year.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			No approval				

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Thatcher Unified District  
CTD – 050204  
9-12**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			9-12 space for 575 students				

**Staff Notes Regarding District’s Request:** This project was not requested last year.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			No approval				

**New Construction Analysis  
Thatcher Unified District  
K - 6**

<b>K-6</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085
<b>Total Student Capacity</b>	<b>1,085</b>									

<b>District's ADM Projections</b>	<b>899</b>	<b>975</b>	<b>995</b>	<b>1,014</b>						
ADM Growth Rate	3.7%	8.4%	2.1%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Number of Students for which new space is required (2)		(110)	(90)	(71)	(71)	(71)	(71)	(71)	(71)	(71)

<b>SFOB Recommended ADM Projections</b>	<b>899</b>	<b>896</b>	<b>887</b>	<b>871</b>	<b>856</b>	<b>840</b>	<b>832</b>	<b>823</b>	<b>802</b>	<b>845</b>
ADM Growth Rate	3.7%	-0.4%	-0.9%	-1.9%	-1.7%	-1.8%	-1.0%	-1.2%	-2.5%	5.4%
Number of Students for which new space is required (2)		(189)	(198)	(215)	(229)	(245)	(253)	(262)	(283)	(240)

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is no approval.

**New Construction Analysis  
Thatcher Unified District  
9-12**

<b>9-12</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	720	720	720	720	720	720	720	720	720	720
<b>Total Student Capacity</b>	<b>720</b>									

<b><i>District's ADM Projections</i></b>	<b>551</b>	<b>560</b>	<b>556</b>	<b>582</b>	<b>597</b>	<b>582</b>	<b>593</b>	<b>594</b>	<b>596</b>	<b>623</b>
ADM Growth Rate	3.5%	1.6%	-0.8%	4.7%	2.5%	-2.4%	1.8%	0.3%	0.2%	4.6%
Number of Students for which new space is required (2)		(160)	(165)	(139)	(124)	(138)	(128)	(126)	(125)	(98)

<b><i>SFOB Recommended ADM Projections</i></b>	<b>551</b>	<b>560</b>	<b>556</b>	<b>582</b>	<b>597</b>	<b>582</b>	<b>593</b>	<b>594</b>	<b>596</b>	<b>623</b>
ADM Growth Rate	3.5%	1.6%	-0.8%	4.7%	2.5%	-2.4%	1.8%	0.3%	0.2%	4.6%
Number of Students for which new space is required (2)		(160)	(165)	(139)	(124)	(138)	(128)	(126)	(125)	(98)

- (1) See Square Footage and Capacity by School page.
- (2) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is no approval.

ADM Projections  
Thatcher Unified District

12/12/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 6	867	899	975	995	1,014	1,014	1,014	1,014	1,014	1,014	1,014	1,014
% change		3.7%	8.4%	2.1%	1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
7 - 8	310	291	300	306	312	319	326	333	340	347	354	362
% change		-6.0%	3.0%	2.0%	2.0%	2.2%	2.2%	2.1%	2.1%	2.1%	2.0%	2.3%
9 - 12	533	551	560	556	582	597	582	593	594	596	623	653
% change		3.5%	1.6%	-0.8%	4.7%	2.5%	-2.4%	1.8%	0.3%	0.2%	4.6%	4.9%
Total	1,710	1,742	1,835	1,857	1,908	1,930	1,922	1,940	1,948	1,957	1,991	2,029
% change		1.9%	5.3%	1.2%	2.8%	1.1%	-0.4%	0.9%	0.4%	0.4%	1.7%	1.9%

<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 6	867	899	896	887	871	856	840	832	823	802	845	889
% change		3.7%	-0.4%	-0.9%	-1.9%	-1.7%	-1.8%	-1.0%	-1.2%	-2.5%	5.4%	5.2%
7 - 8	310	291	296	322	299	285	309	322	327	347	301	243
% change		-6.0%	1.5%	8.8%	-7.2%	-4.5%	8.4%	4.2%	1.6%	6.0%	-13.2%	-19.2%
9 - 12	533	551	560	556	582	597	582	593	594	596	623	653
% change		3.5%	1.6%	-0.8%	4.7%	2.5%	-2.4%	1.8%	0.3%	0.2%	4.6%	4.9%
Total	1,710	1,742	1,752	1,765	1,751	1,738	1,732	1,747	1,744	1,744	1,769	1,786
% change		1.9%	0.6%	0.7%	-0.8%	-0.8%	-0.4%	0.9%	-0.2%	0.0%	1.4%	0.9%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
K - 6	NA											
% change		NA										
7 - 8	NA											
% change		NA										
9 - 12	NA											
% change		NA										
Total	NA											
% change		NA										

ADM History  
Thatcher Unified District

	FY 17	FY 18	FY 19	FY 20	FY 21	FY 22	5-Year Average
<b>K - 6</b>	927	906	892	895	867	899	
<b>% change</b>		-2.2%	-1.6%	0.3%	-3.0%	3.7%	-0.6%
<b>7 - 8</b>	261	285	297	308	310	291	
<b>% change</b>		9.4%	4.2%	3.6%	0.6%	-6.0%	2.2%
<b>9 - 12</b>	472	457	505	525	533	551	
<b>% change</b>		-3.1%	10.4%	4.0%	1.5%	3.5%	3.2%
<b>Total</b>	1,659	1,649	1,694	1,728	1,710	1,742	
<b>% change</b>		-0.6%	2.8%	2.0%	-1.0%	1.9%	1.0%

Square Footage and Capacity by School  
Thatcher Unified District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Jack Daley Primary School	18,310	-	18,310	-	18,310	85	215
SFB-funded addition to Jack Daley Primary (FY 04)	4,587	-	4,587	NA	4,587	80	57
Thatcher Elementary School	51,281	-	51,281	5,128	46,153	85	543
SFB-funded addition to Thatcher Elementary	3,442	-	3,442	NA	3,442	80	43
District Facilities (K-6 portion) (2)	17,139	8,270	8,869	-	8,869	85	104
SFB-approved 001N (3)	9,764	-	9,764	NA	9,764	80	122
District-funded addition to 001N	1,944	1,944	-	NA	-	80	-
<b>Total K-6</b>	<b>106,467</b>	<b>10,214</b>	<b>96,253</b>	<b>5,128</b>	<b>91,125</b>		<b>1,085</b>
Thatcher Middle School	32,372	192	32,180	-	32,180	100	322
District Facilities (7-8 portion)	5,273	2,545	2,729	-	2,729	100	27
B bond addition to Thatcher MS bldg. 1009 (FY 16) (replaces 1001 moved to Thatcher ES)	23,143	-	23,143	2,350	20,793	100	208
<b>Total 7-8</b>	<b>37,645</b>	<b>2,737</b>	<b>34,909</b>	<b>-</b>	<b>34,909</b>		<b>557</b>
Thatcher High School	103,712	8,112	95,600	9,560	86,040	127	677
District Facilities (9-12 portion)	10,547	5,089	5,458	-	5,458	127	43
<b>Total 9-12</b>	<b>114,259</b>	<b>13,201</b>	<b>101,058</b>	<b>9,560</b>	<b>91,498</b>		<b>720</b>
(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.							
(2) District Facilities used to be their high school. New high school was built by Cap Facilities Board.							
(3) Originally approved to open FY 10; delayed due to moratorium. Cancelled due to updated ADM projections. Re-approved 4/6/11.							
Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.							
Note: SFB was replaced by the SFOB effective 9/29/21.							

Local Funds Report  
Thatcher Unified District

12/12/2022

K-6 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 30
Jack Daley Primary School bldg. 1014 (FY15)	1,944									
Cumulative Total	1,944	1,944	1,944	1,944	1,944	1,944	1,944	1,944	1,944	1,944
ADM Projections	899	896	887	871	856	840	832	823	802	845
x Minimum adequacy factor	80	80	80	80	80	80	80	80	80	80
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
25% Threshold	17,990	17,915	17,746	17,411	17,121	16,809	16,646	16,453	16,039	16,906
Square Footage to be built in excess of 25% threshold (1)	0	0	0	0	0	0	0	0	0	0
Capacity of excess square footage	0	0	0	0	0	0	0	0	0	0

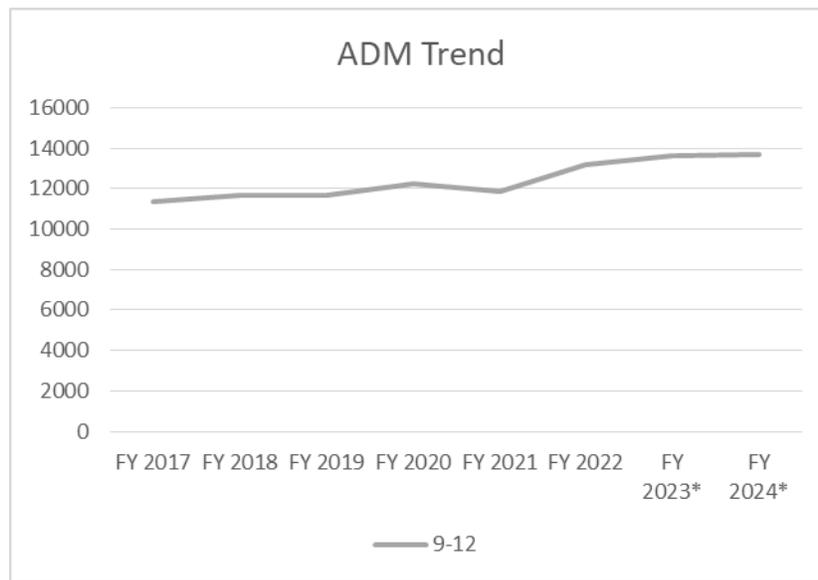
(1) per A.R.S. 41-5711 E.6.

## Tolleson Union High School District

### District Overview

Tolleson Union High School District is located approximately 15 miles west of downtown Phoenix. The district encompasses 102.5 square miles with the boundaries running to Glendale Avenue on the north, 59th Avenue on the east, Pecos Road on the south, and the Agua Fria riverbed on the west. The district currently has six 9-12 high schools.

### District ADM History



\*FY 23 and FY 24: ADM projections

### District Outlook

See report from Arizona State University's Center for Organization Research and Design.

## Tolleson Union High School District

Tolleson Union High School District is located in the West Valley within Maricopa County. The high school district, which encompasses Tolleson, has five partner school (“feeder”) districts: Fowler Elementary School District, Littleton Elementary School District, Pendergast Elementary School District, Tolleson Elementary School District, and Union Elementary School District.<sup>1</sup> The district opened West Point High School, its seventh high school, in collaboration with Luke Air Force Base during the 2019-2020 academic year to grades 9 and 10. West Point High School expanded to grades 9 through 11 in the 2020-2021 academic year and served grades 9 through 12 in the 2021-2022 academic year.<sup>2</sup>

Tolleson is home to large commercial and industrial employers, including PepsiCo, Sunland Beef, Kroger’s, Albertson’s, Home Depot, Staples, and Sysco Food Systems.<sup>3</sup> While the city’s dependence on agriculture has declined, Rousseau Farming Co.’s carrot operations—recently bought by Bolthouse Farms—are located here, and food processing company JBS owns a beef-processing facility in Tolleson.<sup>4</sup>

While neighboring West Valley cities like Buckeye and Goodyear are among the fastest-growing in the United States, Tolleson has experienced more modest population growth of approximately 13.2 percent over the last decade (an annual growth rate of 1.2 percent).<sup>5</sup> Planned projects include a 156,555-square-foot development with retail, restaurant, hotel, and industrial space and a new city complex encompassing a library, senior center, council chambers, and administrative offices.<sup>6</sup>

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<sup>1</sup> Tolleson Union High School District. “Tolleson Union High School District Partner School Attendance Area,” May 2019. [https://tb2cdn.schoolwebmasters.com/acnt\\_180232/site\\_180233/Partner-School-Info-Tolleson.pdf](https://tb2cdn.schoolwebmasters.com/acnt_180232/site_180233/Partner-School-Info-Tolleson.pdf).

<sup>2</sup> West Point High School. “Welcome to the Home of the Dragons.” <https://westpoint.tuhsd.org/>.

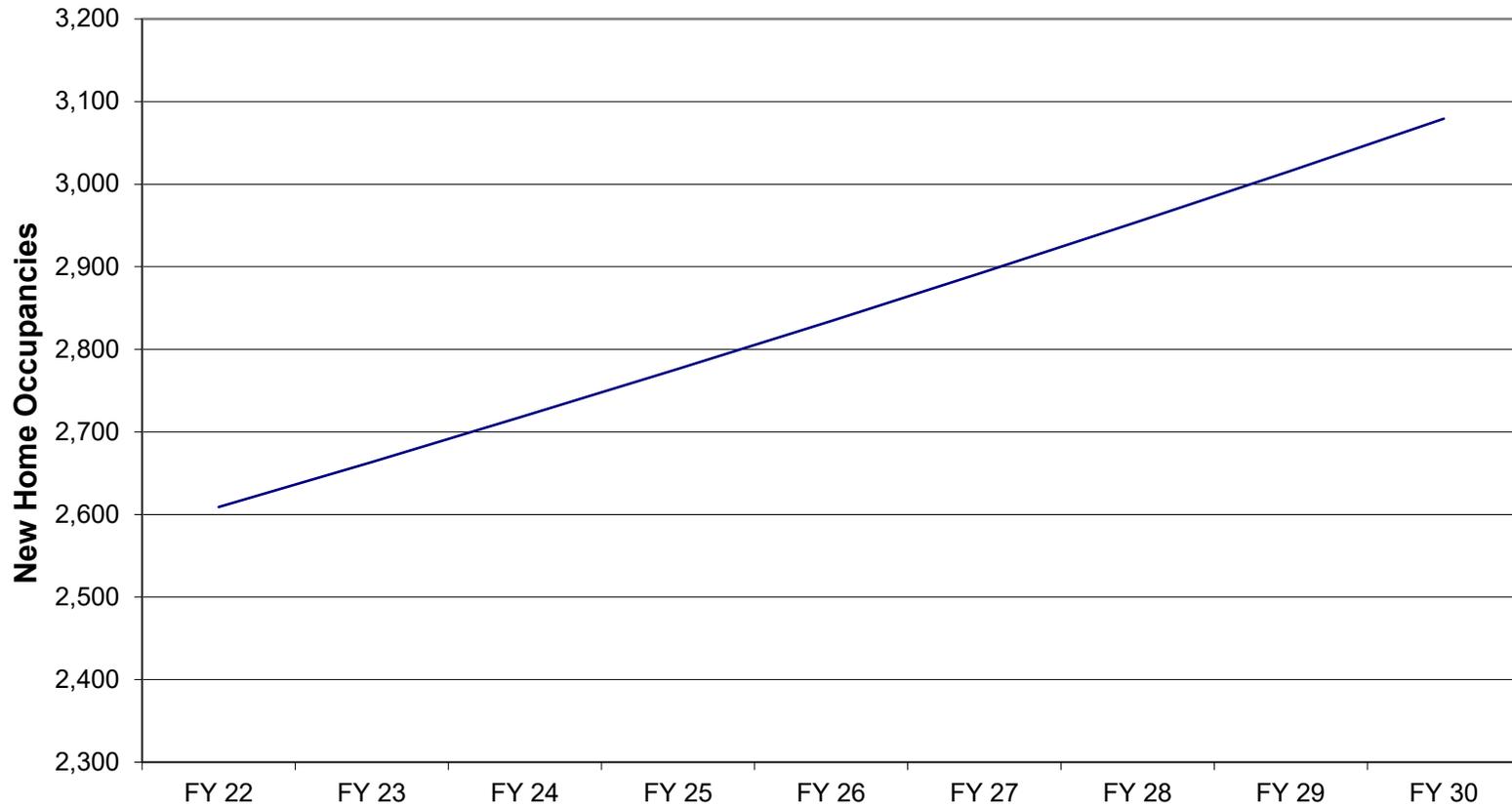
<sup>3</sup> City of Tolleson. “Economic Development.” <https://www.tolleson.az.gov/6/Economic-Development>.

<sup>4</sup> Associated Press. “World’s Largest Meat Producer Getting Back Online after Cyberattack.” KTAR News, June 2, 2021. <https://ktar.com/story/4464722/worlds-largest-meat-producer-getting-back-online-after-cyberattack/>; Schouten, Rebekah. “Bolthouse Farms to Acquire Rousseau Farming Co. Carrot Operations.” Food Business News, March 26, 2020. <https://www.foodbusinessnews.net/articles/15697-bolthouse-farms-to-acquire-rousseau-farming-co-carrot-operations>.

<sup>5</sup> Scanlon, Tom. “Tolleson Officials Cheer Planned City Complex.” West Valley View, December 18, 2020. [https://www.westvalleyview.com/news/tolleson-officials-cheer-planned-city-complex/article\\_3fd471a8-3f23-11eb-8704-77c9f87c97db.html](https://www.westvalleyview.com/news/tolleson-officials-cheer-planned-city-complex/article_3fd471a8-3f23-11eb-8704-77c9f87c97db.html).

<sup>6</sup> Jensen, Audrey. “Retail, Hotel and Industrial Project Gets OK from Tolleson.” Phoenix Business Journal, October 27, 2021. <https://www.bizjournals.com/phoenix/news/2021/10/27/tolleson-approves-development.html>.

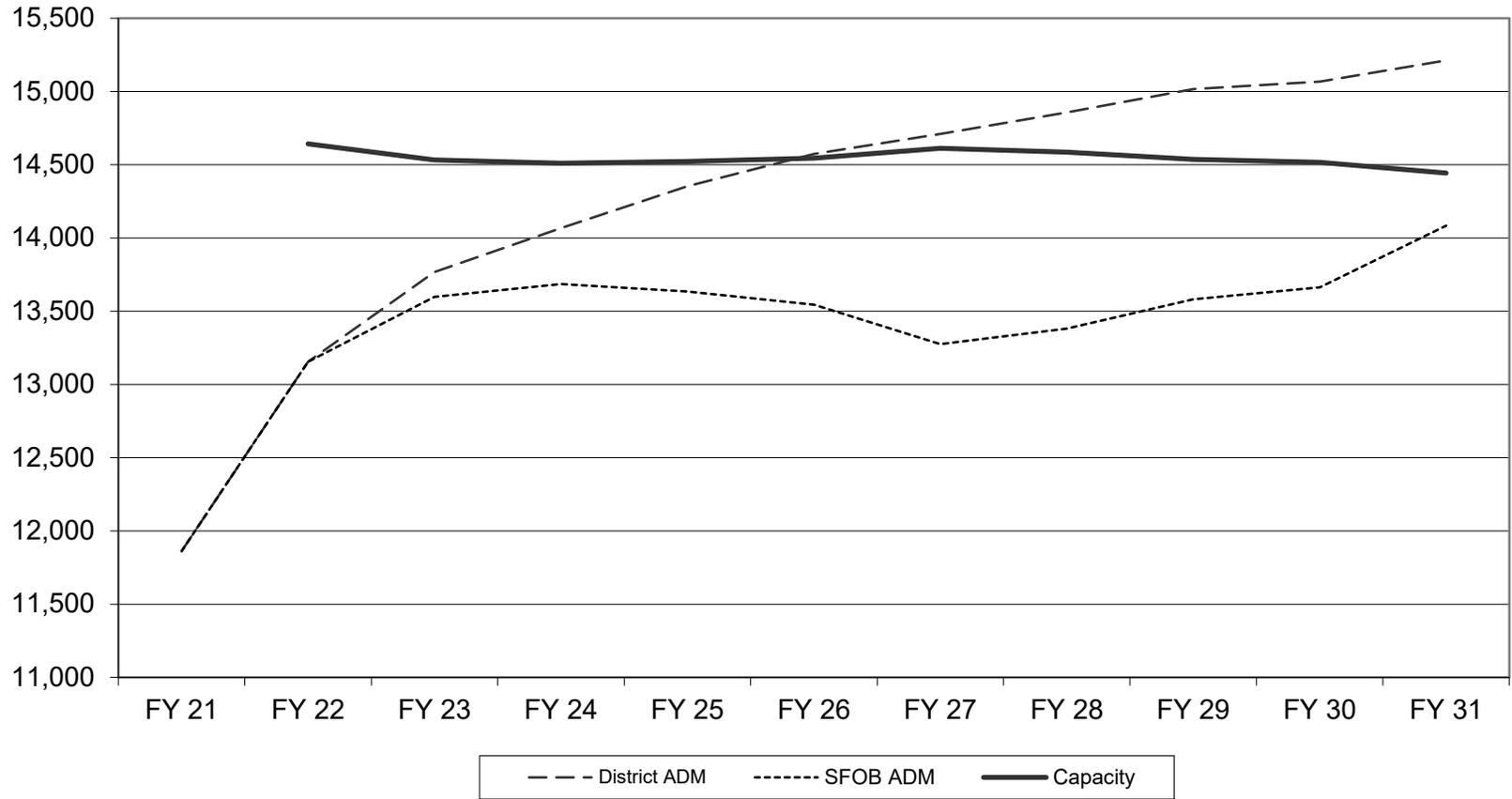
New Home Occupancies (1)  
Tolleson Union High School District



(1) FY 22 is actual based on housing completion data obtained from the overlapping regional planning organization or the planning office for the county in which the district lies. FY 23 through FY 30 projections are adjusted for population growth based on data from the U.S. Census and American Community Survey at the district level.

<b>FY 22</b>	<b>FY 23</b>	<b>FY 24</b>	<b>FY 25</b>	<b>FY 26</b>	<b>FY 27</b>	<b>FY 28</b>	<b>FY 29</b>	<b>FY 30</b>	<b>Total</b>
2,609	2,664	2,719	2,776	2,834	2,894	2,954	3,016	3,079	25,546

9-12 Graph  
Tolleson Union High School District



9-12	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
District ADM	11,862	13,155	13,766	14,068	14,353	14,574	14,710	14,858	15,017	15,067	15,212
SFOB ADM	11,862	13,155	13,597	13,686	13,634	13,545	13,275	13,382	13,581	13,663	14,083
Capacity		14,642	14,532	14,510	14,523	14,545	14,612	14,586	14,536	14,516	14,443

**STATE OF ARIZONA  
SCHOOL FACILITIES OVERSIGHT BOARD**

**2023 New Construction Analysis  
Tolleson Union District  
CTD – 070514  
(9-12)**

**District New Construction Request**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			9-12 for 2,500 students				

**Staff Notes Regarding District’s Request:** This project was not held for consideration last year.

**Staff Recommendation for December 15, 2022**

<b>FY 23</b> <i>(7/1/22-6/30/23)</i>	<b>FY 24</b> <i>(7/1/23-6/30/24)</i>	<b>FY 25</b> <i>(7/1/24-6/30/25)</i>	<b>FY 26</b> <i>(7/1/25-6/30/26)</i>	<b>FY 27</b> <i>(7/1/26-6/30/27)</i>	<b>FY 28</b> <i>(7/1/27-6/30/28)</i>	<b>FY 29</b> <i>(7/1/28-6/30/29)</i>	<b>FY 30</b> <i>(7/1/29-6/30/30)</i>
			No approval				

**New Construction Analysis  
Tolleson Union High School District  
9-12**

<b>9-12</b>	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
Existing Capacity (1)	14,443	14,443	14,443	14,443	14,443	14,443	14,443	14,443	14,443	14,443
District-funded Capacity (2)	199	89	67	80	102	169	143	93	73	-
<b>Total Student Capacity</b>	<b>14,642</b>	<b>14,532</b>	<b>14,510</b>	<b>14,523</b>	<b>14,545</b>	<b>14,612</b>	<b>14,586</b>	<b>14,536</b>	<b>14,516</b>	<b>14,443</b>

<b>District's ADM Projections</b>	<b>13,155</b>	<b>13,766</b>	<b>14,068</b>	<b>14,353</b>	<b>14,574</b>	<b>14,710</b>	<b>14,858</b>	<b>15,017</b>	<b>15,067</b>	<b>15,212</b>
ADM Growth Rate	10.9%	4.6%	2.2%	2.0%	1.5%	0.9%	1.0%	1.1%	0.3%	1.0%
Number of Students for which new space is required (3)		(766)	(442)	(170)	29	98	272	481	551	769

<b>SFOB Recommended ADM Projections</b>	<b>13,155</b>	<b>13,597</b>	<b>13,686</b>	<b>13,634</b>	<b>13,545</b>	<b>13,275</b>	<b>13,382</b>	<b>13,581</b>	<b>13,663</b>	<b>14,083</b>
ADM Growth Rate	10.9%	3.4%	0.7%	-0.4%	-0.7%	-2.0%	0.8%	1.5%	0.6%	3.1%
Number of Students for which new space is required (3)		(935)	(824)	(889)	(1,000)	(1,337)	(1,204)	(955)	(853)	(360)

(1) See Square Footage and Capacity by School page.

(2) Capacity of square footage that exceeds 25% of the district's minimum square footage requirements as per A.R.S. 41-5711 E.6. See Local Funds page.

(3) Difference between ADM projections and Total Student Capacity.

**DECEMBER 15, 2022 STAFF RECOMMENDATION**

The staff recommendation is no approval.

ADM Projections  
Tolleson Union High School District

12/9/2022

<b>District Provided ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
9 - 12	11,862	13,155	13,766	14,068	14,353	14,574	14,710	14,858	15,017	15,067	15,212	15,312
% change		10.9%	4.6%	2.2%	2.0%	1.5%	0.9%	1.0%	1.1%	0.3%	1.0%	0.7%

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<b>SFOB ADM Forecast</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
9 - 12	11,862	13,155	13,597	13,686	13,634	13,545	13,275	13,382	13,581	13,663	14,083	14,322
% change		10.9%	3.4%	0.7%	-0.4%	-0.7%	-2.0%	0.8%	1.5%	0.6%	3.1%	1.7%

Assumptions:

FY 21 and FY 22 are actual based on information received from ADE. FY 23 through FY 32 based on cohort survival and residential development.

<b>SFOB ADM Forecast - Last Year</b>	FY 21	FY 22	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31	FY 32
9 - 12	11,862	13,000	13,063	12,581	11,908	11,021	10,339	10,004	9,822	9,616	9,574	NA
% change		9.6%	0.5%	-3.7%	-5.3%	-7.5%	-6.2%	-3.2%	-1.8%	-2.1%	-0.4%	NA

ADM History  
Tolleson Union High School District

	<b>FY 17</b>	<b>FY 18</b>	<b>FY 19</b>	<b>FY 20</b>	<b>FY 21</b>	<b>FY 22</b>	<b>5-Year Average</b>
<b>9 - 12</b>	11,332	11,694	11,646	12,205	11,862	13,155	
<b>% change</b>		3.2%	-0.4%	4.8%	-2.8%	10.9%	3.0%

Square Footage and Capacity by School  
Tolleson Union High School District

School	Gross Area	Excluded Area	Net Area	IC Deduct	Net of IC	Divisor (1)	Capacity
Tolleson Union High School - original buildings	183,241	5,268	177,973	10,440	167,533	109.5	1,530
Tolleson Union High School - B bond space built FY 07 and FY 08 (2)	40,452	19,032	21,420	2,143	19,277	109.5	176
Tolleson Union HS bldg. 1032 (replacement space) FY 21	18,506	0	18,506	0	18,506	109.5	169
Tolleson Union HS bldg. 1032 (additional space) FY 21	18,066	18,066	0	NA	0	94	-
Tolleson Union HS bldg. 1033 (replacement space) FY 21	9,755	0	9,755	0	9,755	109.5	89
Tolleson Union HS bldg. 1033 (additional space) FY 21	416	416	0	NA	0	94	-
Tolleson Union HS bldg. 1034 FY 21	20,540	20,540	0	NA	0	94	-
District funded addition to Tolleson HS bldg. 1035 (FY22)	35,712	28,569	7,143	NA	7,143	94	76
District funded addition to Tolleson HS bldg. 1036 (FY22)	10,195	8,156	2,039	NA	2,039	94	22
District funded addition to Tolleson HS bldg. 1037 (FY22)	47,807	38,245	9,562	NA	9,562	94	102
Westview High School	284,046	0	284,046	24,268	259,778	109.5	2,372
SFB-funded LaJoya Community High School (3)	225,000	0	225,000	NA	225,000	94	2,394
District funded addition to La Joya	42,568	42,568	0	NA	0	94	-
District funded addition to La Joya bldgs. 1018 & 1019	15,719	15,719	0	NA	0	94	-
SFB-funded Copper Canyon High School	226,976	1,976	225,000	NA	225,000	94	2,394
District funded addition to Copper Canyon	31,003	31,003	0	NA	0	94	-
SFB-funded project Sierra Linda	225,000	0	225,000	NA	225,000	94	2,394
District funded addition to Sierra Linda	21,649	21,649	0	NA	0	94	-
District funded addition to Sierra Linda bldg. 1008 (FY 20)	24,823	24,823	0	NA	0	94	-
SFB-approved West Point HS 006N	275,000	0	275,000	NA	275,000	94	2,926
District funded addition to West Point HS	42,342	42,342	0	NA	0	94	-
<b>Total 9-12 Square Footage</b>	<b>1,798,816</b>	<b>318,372</b>	<b>1,480,444</b>	<b>36,851</b>	<b>1,443,593</b>		<b>14,642</b>

(1) Based on either the Working Definition of Student Capacity in Policy III. Capital Plans, Section B. or A.R.S. 41-5711 depending on the type of square footage.

(2) Excluded Area is the additional square footage added by the district in FY 07 and FY 08. Net Area is the square footage of 3 original buildings that were demolished in FY 06 and replaced in FY 07 and FY 08.

(3) Although the district's square footage report indicated that 224,442 SF were built, the SFB funded 225,000 SF, and this entire amount counts against the district's capacity for this analysis.

Note: SFB/SFOB-funded schools and locally-funded replacement schools are not adjusted for interior corridors.

Note: SFB was replaced by the SFOB effective 9/29/21.

Local Funds Report  
Tolleson Union High School District

12/9/2022

9-12 Square Footage	Prior Years	FY 23	FY 24	FY 25	FY 26	FY 27	FY 28	FY 29	FY 30	FY 31
La Joya High School addl. classrooms	19,807									
Copper Canyon Performing Arts Center	22,985									
Tolleson Union High School renovation	19,032									
Sierra Linda addition	21,649									
LaJoya bldg. 1017 (FY 10)	20,785									
Copper Canyon classrooms (FY 19)	8,018									
Sierra Linda PAC (FY 19)	24,823									
Addition to SFB-funded project 006N	42,342									
Tolleson Union HS bldg. 1032 (FY 21)	18,066									
Tolleson Union HS bldg. 1033 (FY 21)	416									
Tolleson Union HS bldg. 1034 (FY 21)	20,540									
LaJoya bldg. 1018 (FY 21)	9,835									
LaJoya bldg. 1019 (FY 21)	5,884									
Tolleson HS bldg. 1035 (FY22)	35,712									
Tolleson HS bldg. 1036 (FY22)	10,195									
Tolleson HS bldg. 1037 (FY22)	47,807									
<b>Cumulative Total</b>	<b>327,896</b>									
ADM Projections	13,155	13,597	13,686	13,634	13,545	13,275	13,382	13,581	13,663	14,083
x Minimum adequacy factor	94	94	94	94	94	94	94	94	94	94
x 25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
<b>25% Threshold</b>	<b>309,152</b>	<b>319,520</b>	<b>321,610</b>	<b>320,394</b>	<b>318,305</b>	<b>311,970</b>	<b>314,466</b>	<b>319,146</b>	<b>321,071</b>	<b>330,960</b>
Square Footage to be built in excess of 25% threshold (1)	18,744	8,376	6,286	7,502	9,591	15,926	13,430	8,750	6,825	0
Capacity of excess square footage	199	89	67	80	102	169	143	93	73	0

(1) per A.R.S. 41-5711 E.6.